

From: [Janet Mayne](#)
To: [Bills, Abby](#); [Casey, Rachel](#); [Haberman, Joseph](#)
Subject: Case #25-DDP-0094
Date: Wednesday, May 13, 2026 9:12:37 PM

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Hello,

As a resident of 30 years in this area, I strongly oppose the proposed project on Bluebird Lane and Watterson Trail. Five (or four) story buildings of any sort do not fit in this area. The area can barely handle the existing traffic and would certainly be overwhelmed with additional traffic from roughly 160 units with a very conservative average of 2 cars per unit. We have the industrial park traffic that cuts through, the traffic from the Dave Armstrong Recreation Center, and the Academy for Individual Excellence. Lots of kids ride their bikes in this area, to go to school, the Recreation Center, the path to Skyview Park and the Library. The new Amphitheatre will also add traffic.

How much more saturated can this area become?

In addition to the added traffic, this part of J-town is a very quiet area with a small town atmosphere. The place for an apartment complex such as this planned proposal is not in the heart of J-town. This is in the historic district of J-town; there are plenty of other areas in Jtown where it may fit in. It is not attractive and would look like a barracks stuck in a beautiful area. Another easy target for car break ins and vandalism.

Look at other small cities in the area. The apartment complex next to Target in Middletown is extremely unattractive and is already becoming run down. The presented plan, as luxurious as it may appear, has no guarantee that it will remain luxurious. Seriously, exactly how luxurious and attractive can 4 or 5 story buildings be, especially when they stick out like a sore thumb in an area where this type of complex would not blend in aesthetically.

Please do not approve this proposal. The added population density will severely tax the public works services, the traffic patterns, the safety of the many pedestrians that use this area (both kids and adults), the displacement of necessary green space, additional noise pollution, more cars that speed on our residential streets and blatantly disregard the stop signs, not to mention the disregard of our charming historic district.

This area is like Mayberry; the proposed project is like New York City.

Thank you for listening.

Janet Mayne
3100 Pelham Court

Louisville, KY. 40299

Chenoweth Hills Property Owners Association

P. O. Box 99124

Jeffersontown, Kentucky 40269-0124

Abby Billis, Planner 1
Office of Planning
Louisville Metro Government
444 South 5th Street, 3rd Floor
Louisville, KY 40202

RECEIVED

MAY 13 2026

OFFICE OF PLANNING

Regarding Case Number 25-DDP-0094

As Board members (or spouses of Board members) of the Chenoweth Hills POA, property owners and residents of Jeffersontown Kentucky, we the undersigned, oppose the construction of apartments at Watterson Trail and Bluebird Lane in Jeffersontown, Kentucky.

We feel that apartment buildings would not compliment the small-town atmosphere or feel, that the city of Jeffersontown projects.

Also, Watterson Trail already has a large amount of traffic, especially when everyone is going to and from work or when people are just trying to get thru or around Jeffersontown. These apartments will not help.

In addition, think of the added traffic on Bluebird Lane to Grand Ave which goes thru a residential neighborhood. Cars trying to get onto Watterson Trail will use this shortcut to circumvent the traffic.

Please do not allow this development to proceed.

Edna Wells
4526 Borney Circle
Jeffersontown, Kentucky 40299

Marc and Margie Bricken
10711 Blackwood Road
Jeffersontown, Kentucky 40299

Paralee Horrell
4421 Gibraltar Road
Jeffersontown, Kentucky 40299

John and Gina Wheately
4406 Century Road
Jeffersontown, Kentucky 40299

Deb Orłowski
4501 Gaudet Road
Jeffersontown, Kentucky 40299

David and Lisa Mattmiller
10509 Saint Roche Drive
Jeffersontown, Kentucky 40299

April 30, 2026

Abby Bills, Planner 4
Office of Planning
Louisville Metro Government
444 South 5th Street, 3rd Floor
Louisville, KY 40202

RECEIVED

MAY 13 2026

OFFICE OF PLANNING

RE: Case # 25-DDP-0094

This letter is to object to the building of 3/5-story apartment building at Watterson Trail and Bluebird Lane.

In addition to the complaints of traffic, congestion and over population in a confined area, I submit that GreenSpace is a priority in Jefferson town.

Having recently moved back to Jefferson County from Lexington County, NC, I've seen first hand as developers gobble up land - not in the interests of the community but MONEY. They build and reap the aftermath of their intrusion is never felt by them or their families only by residents who then pay the price with higher taxes and lowered home values.

Please vote NO to this development on one of Jefferson size. No more people, no more cars, no more use of city services for the benefit of the few -
Sincerely, Cassius Westfall
13008 Delham Court Jeffersonboro.

From: brillig45@aol.com
To: [Bills, Abby](#)
Subject: Proposed Bluebird Apartments Jeffersontown
Date: Tuesday, May 12, 2026 1:56:54 PM

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Those who have lived in a calm, quiet neighborhood in the Grand Ave. / Bluebird Ln. area are so dreading the prospect of a high-rise apartment blocking views, creating noise and impeding the flow of traffic. The traffic on Watterson Trail is already bad enough in that area. Apartments? Bad idea.

From: [Casey, Rachel](#)
To: [Amanda Hightower](#)
Cc: [Bills, Abby](#); [Haberman, Joseph](#)
Subject: Re: Case No. 25-DDP-0094 - Planning Commission Hearing
Date: Friday, May 8, 2026 11:36:48 AM

Ms. Hightower,

Thank you for your email. Per the regulations in the Jeffersontown Land Development Code (LDC), this proposed development did not meet the threshold to require a traffic study. Louisville Metro Public Works and the Kentucky Transportation Cabinet reviewed the proposed development as well, and both agencies have given preliminary approval. It is possible that the Jeffersontown City Council could request that the applicant complete a traffic study once the Revised District Development Plan is forwarded to them from the Planning Commission, but it is not a requirement of the LDC.

Thank you,

Rachel Casey, AICP
Planning Supervisor
(502) 574-8272

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From: Amanda Hightower <amandahightowerky@gmail.com>
Sent: Thursday, May 7, 2026 6:52 AM
To: Casey, Rachel <Rachel.Casey@louisvilleky.gov>
Cc: Bills, Abby <Abby.Bills@louisvilleky.gov>; Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Subject: Re: Case No. 25-DDP-0094 - Planning Commission Hearing

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Attached is a note from our Jtown Public works leader. He says there's been no traffic study there and I was told there had been. Do you see why we have 0 faith in your team, how this has been handled and why we're upset? We cannot get clear information or answers from you and YOURE the answer holders

Please confirm and also these developers are out here, blatantly lying to the public saying that our public work system department has already devised a plan to widen roads in our town. For the love of God, would you all please get involved in the way that we need you to? They are outright lying and you haven't even given them the yes yet, or have you?

Amanda Hightower

On Wed, May 6, 2026 at 3:07 PM Casey, Rachel <Rachel.Casey@louisvilleky.gov> wrote:

Good afternoon,

Because you submitted an interested party comment for this case, I am writing to inform you that the required public hearing was continued by the Development Review Committee to be heard by the full Planning Commission on **Thursday, May 21st, 2026 at 1pm**. The hearing will take place at the **Old Jail Building** located at [514 W Liberty Street](#). If you would like to participate in the Public Hearing, you may do so **in-person or virtually**, utilizing the resources and information on our Upcoming Public Meetings webpage: <https://louisvilleky.gov/government/office-planning/upcoming-public-meetings>.

This case will be first on the Public Hearing agenda. The Planning Commission will make a recommendation to the City of Jeffersontown that they Approve or Deny the request, based upon the evidence and testimony presented at the hearing. After this hearing, the City of Jeffersontown will schedule their own date/time to consider the request and the Planning Commission's recommendation.

If you have any additional questions, or would like to submit comments to the record, please don't hesitate to reach out.

Thank you,

Rachel Casey, AICP
Planning Supervisor

Office of Planning
Louisville Metro Government
444 South Fifth St. #300, Louisville, KY 40202

O: (502) 574 – 8272

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From: [Dock, Joel](#)
To: [Bills, Abby](#)
Cc: [Casey, Rachel](#)
Subject: FW: Contact the Office of Planning [#1110]
Date: Tuesday, May 5, 2026 6:49:18 PM

Joel P. Dock, AICP
Planning Manager
502-574-5860

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From: Contact the Office of Planning <no-reply@wufoo.com>
Sent: Tuesday, May 5, 2026 6:27 PM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: Contact the Office of Planning [#1110]

Name	Rodo -DDP-0094
Email *	leveroni@gmail.com
Subject	25-DDP-0094
Comment *	To whom it may concern: I do oppose the construction of the apartment buildings, I feel like this would increase the likelihood of heavy traffic and will effect the peace and security of the area, and affect the architecture of the area as part of the Jtown history.

From: [Casey, Rachel](#)
To: [Amanda Hightower](#)
Cc: [Bills, Abby](#)
Subject: Re: 25-DDP-0094 Public Hearing Information
Date: Tuesday, May 5, 2026 12:58:43 PM
Attachments: [image001.png](#)

The City of Jeffersontown has requested that the case be continued to the Planning Commission hearing on Thursday, May 21st at 1pm and the applicant has agreed. This is the likely outcome, as the Commission generally supports requested continuances, but will not be finalized until the Development Review Committee (DRC) votes on the continuance tomorrow.

I will keep everyone that has sent an email comment to Abby informed of the decision once it is finalized tomorrow.

Thank you,

Rachel Casey
Planning Supervisor
(502) 574-8272

From: Amanda Hightower <amandahightowerky@gmail.com>
Sent: Tuesday, May 5, 2026 10:21:29 AM
To: Casey, Rachel <Rachel.Casey@louisvilleky.gov>
Cc: Bills, Abby <Abby.Bills@louisvilleky.gov>
Subject: Re: 25-DDP-0094 Public Hearing Information

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Rachel-

I never heard back from you. When is the case being heard, tomorrow May 6th or some other made up date? We're hearing conflicting information at this point.

Amanda Hightower

On Mon, May 4, 2026 at 11:07 AM Amanda Hightower <amandahightowerky@gmail.com> wrote:

May I ask why the continued continuance? At what point can a flag be tossed for wasting your time and ours; because surely you have projects that have better legs than this ever will and would be much easier to walk.

Amanda Hightower

On Mon, May 4, 2026 at 10:41 AM Casey, Rachel <Rachel.Casey@louisvilleky.gov> wrote:

This case is being continued to the Planning Commission public hearing on Thursday, May 21st. The meeting will begin at 1pm and at this time, this case is first on the agenda.

Thank you,

Rachel Casey, AICP
Planning Supervisor
(502) 574-8272

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From: Amanda Hightower <amandahightowerky@gmail.com>
Sent: Friday, May 1, 2026 8:36 AM
To: Bills, Abby <Abby.Bills@louisvilleky.gov>
Cc: Casey, Rachel <Rachel.Casey@louisvilleky.gov>
Subject: Re: 25-DDP-0094 Public Hearing Information

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Good morning, what is the status of this meeting? Is it the sixth or the 20th time is of the essence and we would like to know please.

Amanda Hightower

On Tue, Apr 28, 2026 at 9:42 AM Bills, Abby <Abby.Bills@louisvilleky.gov> wrote:

Good morning,

This email is regarding case 25-DDP-0094, located at [10619 Watterson Trail](#). As previously stated, this case was continued to the **May 6th, 2026** DRC meeting. Currently, the applicant is requesting another continuance to the **May 20th, 2026** DRC meeting.

DRC has to approve this request, so it is not guaranteed, but staff supports the continuance and the date will likely be moved.

Email me at abby.bills@louisvilleky.gov for any questions or further comments. All comments of support/opposition regarding the case will be considered at the meeting and will be added to the case file.

Thank you,

Abby Bills (She/Her)

Planner I

Office of Planning

Louisville Metro Government

444 South 5th Street, 3rd Floor, Louisville, KY 40202

O: 502-574-3603

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From: [Tara Barnett](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Tuesday, May 5, 2026 10:52:44 AM

Caution: The sender name (Tara Barnett) is different from their email address (aratthomas11@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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Good morning Abby. I'm writing to express deep opposition in regards to multi-story, multi-buildings apartments being considered in the heart of J-town # 25-DDP-0094. The community is small and traffic is already a nightmare. It takes me longer to get thru down than the rest of my commute going just about anywhere. I'm absolutely enraged trying to get home from work in the afternoons. We're trying to build up our small town area for gathering and festivities. Heavy traffic makes that tough with the public scared to walk around for fear of being struck by traffic. Currently you can't travel through town without being cut off or run off the road. The area can't support that kind of increase in traffic. In addition, crime in the area has increased. It's no secret the increase is also where new apartment complexes have been built. No shame or discrimination, just facts. Our community takes pride in our town and it's small peaceful charm. No to the apartments. Thank you

Case #25-DDP-0094

From Tonya Engle <tonya.engle03@gmail.com>
Date Tue 5/5/2026 12:41 PM
To Casey, Rachel <Rachel.Casey@louisvilleky.gov>

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Ms. Casey,

I am sending this email to oppose the above case number from happening. I have lived in Jeffersontown since around 1981 and although it has been great to see J-town grow and evolve, I do believe we reach a point where to much is just to much. J-town is to the point now where our roads and lights can't handle more traffic and the area that is in question, already gets a lot of the industrial park traffic going through. Our crime rate in Jeffersontown keeps going up as well. Also, the Senior Center is on that road and more congestion in that area will make it harder for them to get in and out and may keep them from attending activities. From what I understand, the proposed plan is for three, five story apartment buildings that will house about 189 units. That is crazy. The buildings will tower everything else in the area, cause exceptionally large amounts of traffic and where will their overflow for parking go? I feel like they will start using the Senior Center and the lot by the Library.

Please submit my email for case # 25-DDP-0094 to oppose the build in Jeffersontown.

Thank you,
Tonya Engle

Sent from my iPhone

case # 25-DDP-0094

From Ray.Engle <ray.engle@twc.com>

Date Tue 5/5/2026 2:41 PM

To Casey, Rachel <Rachel.Casey@louisvilleky.gov>

This is the first time you received an email from this sender (ray.engle@twc.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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I'm expressing my concerns over these apartments being built. The city of Jeffersontown cannot handle the traffic now much less with the additional stress this will add to that already congested area. Also, where is the over flow parking going to be? The senior center should be off limits so our elderly residents can enjoy their activities without worrying about getting run over. As a 54 year resident of Jeffersontown, I am opposed to these being built at this location. Thank you,
Ray Engle

Case No 25-DDP-0094

From Randy Lawson <rl3302@aol.com>

Date Tue 5/5/2026 2:55 PM

To Bills, Abby <Abby.Bills@louisvilleky.gov>; Casey, Rachel <Rachel.Casey@louisvilleky.gov>

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Abby/Rachel

At this point I feel sure you have fielded comments and opinions from A to Z. Actually, I have commented previously on several occasions.

To make sure a few items were addressed due to their importance to the consideration of this project I offer the following:

Has the developer provided any information regarding the sewer system and it's downflow capacity? The system in this area is old and was not designed or installed to carry the load of a muti unit/multifamily development. Do the plans reflect any developer intention or commitment to make the improvements necessary?

Many have already voiced traffic and congestion as a negative impact in the area not only on Watterson Trail but also on Grand Avenue. While no traffic study has been completed to this point by admission, will an unbiased study be required before proceeding with approval? Do the plans reflect any developer intention or commitment to make the improvements necessary?

While no definition of the historical outline of the area exists, several historical sites are in the general vicinity. Should this project be given the nod to proceed what steps has the developer committed to protect and maintain this historic atmosphere, the buildings and surrounding properties?

Thank you for your consideration.

Randy Lawson
10714 Old Taylorsville Road
Jeffersontown, Ky 50299
502 639-3867

From: [Kevin Driskell](#)
To: [Bills, Abby](#)
Subject: Fwd: 25-DDP-0094
Date: Monday, May 4, 2026 9:27:03 PM

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----- Forwarded message -----

From: Kevin Driskell <wkdriskell4003@gmail.com>
Date: Mon, May 4, 2026, 9:24 PM
Subject: 25-DDP-0094
To: <abby.bills@louky.gov>

I oppose this measure. No more compacted living space. Annex out, not congest what we already have.

Kevin Driskell

Case Number 25-DDP-0094

From CAN Inc <canincky@gmail.com>
Date Mon 5/4/2026 12:16 PM
To Casey, Rachel <Rachel.Casey@louisvilleky.gov>

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Dear Ms. Casey,

The residents of this area are having a difficult time navigating the multiple date changes for the meeting set on May 21st, 2026. The first meeting in April the developers asked for a continuance for May 6th, 2026. Some received an email stating it would be tentatively on May 20th, 2026. Only some of us received an email stating it will be May 21st, 2026. Some of the residents that would like to attend are employed and need a definite date for this meeting so they may make arrangements to be there. There have been concerns as to why the dates are being changed. Not everyone that emailed Abby Bills to oppose this building project have been notified of this date change. I am one of those concerned residents that did not get an email of the date change. Everyone should be notified. We would appreciate an update on information as soon as possible regarding this meeting. Many residents were totally uninformed of this proposed building project from the beginning. They received no notification regarding this from anyone. The ones that were notified only received less than a week of notice that there would be a meeting in April.

I have been a resident of Jeffersontown since 1984. I absolutely oppose this proposed building project for Jeffersontown, Kentucky. The Jeffersontown Historic District is "OUR MAYBERRY." When you think of Bluebird Lane, you think of a nice charming lane with a warm and inviting country feel. The developers want to take the country charm from the park-like landscape and turn it into a concrete jungle for the sake of profit over community. It is not conducive to this area to have a massive complex of this size in such a small area. They are trying to take a 50 pound bag of potatoes and putting it in a 5 pound bag.

As a resident my concerns are the future of this area and what it will become in the next 5 to 10 years. The possibility of this property being sold repeatedly and how it will be maintained is of major concern. I have watched apartment communities become undermanaged and turn into substandard housing. We are already surrounded by numerous apartment complexes of all income levels in this area. There are plenty of other locations in Jeffersontown where this complex could be suitably built.

There is also a problem of severely congested streets and safety concerns for pedestrians and drivers. This will add significant problems and burden the residents with navigating our neighborhood. We are bordered by the industrial area and the people that work there cut through our neighborhood streets daily causing traffic disruption. I personally experience problems walking in the area due to the drivers

that would run over a person rather than giving them the courtesy of allowing someone to cross the street. The current infrastructure will NOT accommodate this development.

This community is considered to be historic and defined as such by the arches that have been erected by the City of Jeffersontown. We have buildings in the immediate area of the proposed complex that were built in the 1800's. Placing a 3 five story complex in the heart of "THE HISTORIC DISTRICT of OUR MAYBERRY" will forever change and damage the integrity and historic value we have come to love and enjoy. I am sure that the neighbors residing next to or in close proximity to this development will not enjoy viewing these towering and imposing buildings from their homes and backyards. If this is built they will have to look at parking lots, buildings, streetlights and a multitude of vehicles. This complex will diminish our quality of life as we know it.

We want "OUR MAYBERRY" left alone.

Sincerely,
Ruthie Maier
Resident

Fw: case #25-DDP-0094

From Michelle Schroering <michelleschroering@yahoo.com>

Date Mon 5/4/2026 1:13 PM

To Casey, Rachel <Rachel.Casey@louisvilleky.gov>

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Begin forwarded message:

On Monday, May 4, 2026, 11:44 AM, Michelle Schroering <michelleschroering@yahoo.com> wrote:

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Monday, May 4, 2026, 11:15 AM, Michelle Schroering <michelleschroering@yahoo.com> wrote:

To: Jeffersontown City Council
From: Michelle Schroering
Formal objection to planning application
25-DDP-0094 10619 Watterson Trail

Dear,
Jeffersontown City Council

I am writing as a resident of Jeffersontown/Cottagehill Rd. to formally object to the proposed multi apartment development at 10619 Watterson Trail. While I recognize the need for housing, this specific proposal is an overdevelopment of a constrained site that presents significant safety and infrastructure risks.

The proposed site is accessed via Watterson Trail or Bluebird Ln. Which is exceptionally narrow and legally or physically unable to be widened. The introduction of high-density housing will generate a volume of traffic that these roads cannot safely accommodate. Increased vehicle movements on these restricted lanes pose a direct danger to pedestrians, children and emergency service vehicles that may struggle to pass.

The application lacks sufficient on-site parking for the number of units proposed on a small lot already limited by space, this will inevitably force overflow parking onto the surrounding narrow streets, further restricting traffic flow and creating "blind spots" for drivers and pedestrians.

The scale and density of the proposed building are out of character with the established area. Attempting to "overstuff" a small lot with multi-story apartment building leads to "town cramming", which diminishes the amenity of existing residents through increased noise, loss of privacy, and strain on local services that are already at capacity.

For these reasons, I urge the Planning department to reject this application in its current form.

Sincerely,
R. Michelle Schroering

Fwd: Strong Opposition to Case #25-DDP-0094 - Bluebird Luxury Lofts Apartments on Watterson Trail

From jordan.vgates@gmail.com <jordan.vgates@gmail.com>

Date Mon 5/4/2026 9:23 PM

To Casey, Rachel <Rachel.Casey@louisvilleky.gov>

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Begin forwarded message:

From: Jordan Gates <jordan.vgates@gmail.com>

Date: May 2, 2026 at 11:29:01 AM EDT

To: abby.bills@louisvilleky.gov

Subject: Strong Opposition to Case #25-DDP-0094 - Bluebird Luxury Lofts Apartments on Watterson Trail

Dear Abby Bills,

I am writing as a concerned resident of Jeffersontown to formally oppose the proposed apartment development known as Bluebird Luxury Lofts (Case #25-DDP-0094) at 10619 Watterson Trail. This project involves two five-story buildings and one four-story building located between a senior living facility housing over 900 residents and a cemetery.

I strongly urge you and the planning commission to deny this proposal due to several significant concerns that would negatively impact our community:

- **Traffic and Road Safety:** Bluebird Lane and surrounding roads like Watterson Trail are compact roads with no room for expansion or widening. The additional traffic from hundreds of new residents would create dangerous congestion, especially for families with children who play and bike in the area, and for many senior residents nearby.
- **Impact on Seniors and Neighborhood Character:** Placing high-density housing directly adjacent to a large senior living community raises serious safety issues for independent seniors who walk and drive in the area. This development would also

disrupt the quiet, established character of the neighborhood, which includes single-family homes and peaceful surroundings near a cemetery.

- Infrastructure and Parking Shortfalls: The proposed parking appears insufficient for the number of units, which could lead to spillover parking on already narrow streets. Existing infrastructure (roads, utilities, etc.) is not equipped to handle this scale of development without major strain.
- Lack of Community Input and Alternatives: Many residents only recently learned of these plans, giving the community limited time to respond compared to the developer. There are already plenty of available apartment units in Jeffersontown, making this large project unnecessary and out of scale for the location.

This proposal does not align with the needs or best interests of Jeffersontown residents. I respectfully request that the city prioritize preserving neighborhood safety, traffic flow, and quality of life by rejecting this application.

Thank you for your attention to this matter and for representing our community's interests. I would appreciate any updates on the review process for Case #25-DDP-0094.

Sincerely,

Jordan Gates
2317 Old Hickory Rd.
Jeffersontown, KY 40299
502.403.3757
jordan.vgates@gmail.com

Fwd: Case # 25-DDP-0094

From Joanne Curry <curryj07@gmail.com>
Date Mon 5/4/2026 9:23 PM
To Casey, Rachel <Rachel.Casey@louisvilleky.gov>

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Begin forwarded message:

From: Joanne Curry <curryj07@gmail.com>
Date: May 4, 2026 at 9:18:52 PM EDT
To: rachelcasey@louisvilleky.gov
Subject: **Fwd: Case # 25-DDP-0094**

Sent from my iPhone

Begin forwarded message:

From: Joanne Curry <curryj07@gmail.com>
Date: May 4, 2026 at 10:46:46 AM EDT
To: ABBY.BILLS@louisvilleky.gov
Subject: **Case # 25-DDP-00**

Sent from my iPhone

I am writing in regards to the proposed apartment complex on Bluebird at Watterson Trl. in Jeffersontown. I have lived on Grand Ave for 55 years. It is a cutthrough to numerous businesses , etc. It is hard to get out of my driveway. People on my side of Grand have to cross the street to get the mail which is

very dangerous. Bluebird deadends at Grand. On Bluebird which is one block long there is Bluebird Gym which has basketball and pickleball leagues and is used for walking. Next is AIE school. Next is the library/history museum and then the senior center. All assets and much used. The other side of the street has a cul-de -sac and other houses and the nursing home/rehab. We also have the works department and Skyview Park. We also have numerous apartments within a mile. Plus more after that. I don't think we need any more. It is hard to get out on Taylorsville Rd and the two exits on Watterson Trl which will all be a lot worse if these apartments are built. Thank you for your time. Joanne Curry.

From: [Vicki Dennison](#)
To: [Bills, Abby](#)
Subject: CASE 25-DDP-0094 Jeffersontown Apartment Proposal
Date: Sunday, May 3, 2026 1:12:31 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hello,

I am writing to object to the proposal for apartments to be built at Bluebird Lane and Watterson Trail.

The infrastructure of the city of Jeffersontown is NOT suitable for the buildings being proposed to be built in this area. The streets around the area are very narrow. Businesses, neighborhoods, senior citizen facilities and historical sites would be affected. Traffic would become a nightmare during and after construction. It is already very congested on a daily basis traveling Watterson Trail, Taylorsville Road, Grand Avenue and Ruckreigel Pkwy. This would only escalate the situation for those getting to and from work in the industrial park and also those who live and work within the city limits, which is only about a five mile radius.

Downtown Jeffersontown is not a big city metropolis and needs to remain the way it is. Please reject this proposal and help save what downtown Jeffersontown has left to offer.

Sincerely,
Vicki Dennison
3720 Locust Ave, Louisville, KY 40299
502-379-3781

From: [Bobbi Curry](#)
To: [Bills, Abby](#)
Subject: Opposition to case #25-DDP-0094
Date: Saturday, May 2, 2026 3:53:27 PM

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Miss Bills,

I am writing as a concerned resident of Jeffersontown to formally oppose the proposed apartment development known as Bluebird Luxury Lofts (Case #25-DDP-0094).

I implore you and the planning commission to deny this proposal due to concerns that would negatively impact our beloved community:

Firstly, Bluebird Lane and surrounding roads like Watterson Trail are compact roads with no room for widening, traffic already gets tight as is. The additional traffic from hundreds of new residents would create a dangerous situation for many senior and young families nearby. My elderly grandmother and her neighbors already have trouble crossing the street due to numerous cars traveling up and down Grand Avenue which connects to Bluebird Lane. I visit the area frequently to help my grandmother and her neighbors and often must wait several minutes before being able to leave her driveway due to high volume car traveling. Traffic becomes congested due to the gym, which hosts hundreds of children during basketball tournaments, the Academy of Individual Excellence, the senior center/library, local businesses, and the senior living communities on the street. During school drop off and pick up I experience the inability to travel on bluebird lane and need to go a different route to my destination because the cars do not move and there is no room to navigate around them.

Secondly, the proposed parking appears insufficient for the number of units, which could lead to people parking on already narrow streets. Adding apartment traffic will make that road an absolute catastrophe and create stress and danger to all drivers.

Thirdly, many residents only learned of these plans recently, giving the community limited time to respond. There are already numerous apartment units available in Jtown,

making this large project unnecessary and out of scale for the location. This project involves two five-story buildings and one four-story building. No other buildings are four or five stories tall.

Lastly, this new large development would disrupt the quiet, established character of the neighborhood. Single families move here for the peace and safety Jtown offers. Also, the serene atmosphere supports the cemetery and local churches nearby.

This proposal does not align with the needs or best interests of Jtown residents. We who live here love this town. We enjoy the small community feel, local businesses, and feeling of safety and home. I respectfully request that the city prioritize preserving neighborhood safety, traffic flow, and quality of life by rejecting this application.

Thank you for your attention to this matter and for representing our community's interests. I would appreciate any updates on the review process for Case #25-DDP-0094.

Sincerely,

Bobbi Gates

From: tonyacope@twc.com
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Friday, May 1, 2026 8:55:56 PM

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Case # 25-DDP-0094

Jeffersontown City Council

I plead with all the council members to vote no to allowing five-story apartment buildings being built at Watterson Trail and Bluebird Lane. I have several reason why I am opposed to these large apartments being built. First, it would cause an extreme increase in traffic in an already high traffic area. Second, the large apartment buildings are a fire hazard. Third, there maybe overflow packing from multiple drivers living in the same apartment taking parking from local business. Fourth, sadly in twenty years, no matter how nice the apartments start out, apartments seem to go do hill.

Please don't allow this to happen.

Thanks,

Tonya Cope (51 year Jeffersontown resident)

tonyacope@twc.com

From: [Janie Blome](#)
To: [Bills, Abby](#)
Subject: Proposed Jeffersontown Apartments Case Number 25-DDP-0094
Date: Friday, May 1, 2026 2:25:44 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

To Whom It May Concern:

I am strongly opposed to the proposed development of an apartment complex at the intersection of Bluebird Ave and Watterson Trail in Jeffersontown, Case Number 25-DDP-0094.

This location is directly across from the Jeffersontown Public Library and the Jeffersontown Senior Citizens building. In addition, it is in close proximity to a school serving children in preschool through 12th grades and a multi-use recreation center used by individuals, families, and groups.

The proposed development will greatly increase traffic in an already congested area. There is no stop light at the intersection of Bluebird Lane and Watterson Trail, and making a left turn from Bluebird Lane on to Watterson Trail is already difficult at the best of times. Bluebird Lane becomes quite heavily traveled during school drop off and dismissal, with vehicles lined up and blocking the road. Traffic on Watterson Trail is always steady and becomes quite heavy during morning and evening rush hours. Additional traffic in the area will lead to longer delays, even more vehicles on the roads, and increased

accidents.

Safety also becomes a major concern, especially with the presence of children and senior citizens. If residents of the apartment complex begin to use Bluebird Lane as a primary entrance to the complex, there will be an increased potential for vehicular and pedestrian accidents.

The citizens and City Council of Jeffersontown are invested in improving the quality of life in our town, and a project of this size and impact does not fit in the with scope and plan of creating a Gaslight Square district that is welcoming, safe, and cohesive.

This project does not benefit the people of Jeffersontown. It is a safety hazard, will lead to more traffic than the roads can handle, and will lower the quality of life.

Do NOT allow this development to proceed.

Sincerely,
Janie Blome

From: [Ruth Snow](#)
To: [Bills, Abby](#)
Subject: Opposition to the Bluebird Luxury Lofts Project - Case 25-DDP-0094
Date: Thursday, April 30, 2026 8:14:05 PM

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To Whom It May Concern,

I am writing as a resident living within a two-mile radius of the proposed site to formally oppose the Bluebird Luxury Lofts development at Watterson Trail and Bluebird Lane.

I travel Watterson Trail on a regular basis, and it is already a congested two-lane road. This project would add hundreds of additional vehicles daily, creating dangerous traffic conditions with no plans to widen or improve the road. It will also worsen parking shortages in the surrounding neighborhood.

As a luxury development, this project does nothing to increase the amount of affordable housing available in Louisville.

I respectfully request that the Planning Commission and Metro Council deny this rezoning application. The proposed development is incompatible with the existing character and infrastructure of our area.

Sincerely,

Ruth Snow BSN RN CCM (ret)
3602 Shannon Run Trail
Louisville, KY 40299

"Do not go where the path may lead, go instead where there is no path and leave a trail." - Ralph Waldo Emerson

From: fcraven48@gmail.com
To: [Bills, Abby](#)
Subject: 25-DDP-0094 10619 Watterson Trail
Date: Thursday, April 30, 2026 8:00:00 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I'm writing to go on record to oppose the 3 five story apartment buildings on Bluebird Ln in Jeffersontown. Five stories are not fitting for the area. With the lay of the land they will loom over the senior center and library. They are also completely out of character for a historical atmosphere. The traffic in the area is already a challenge. Making a left turn from Bluebird on to Watterson Trail is already tricky. We live directly on Watterson Trail a short bit away. Right now we can wait a good five minutes to pull out of our driveway safely during rush hour. Thank you for your consideration. Fran Craven

Sent from my iPhone

From: [Kathleen Dixon](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Wednesday, April 29, 2026 2:16:07 PM

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This is in response to case number 25-DDP-0094. I AM OPPOSED TO THIS PROPOSED PLAN.

Due to the lack of road space traffic in this area will overwhelm access to Industrial Park.

At the present time, Bluebird Lane is basically a rural road with no more than 2 or 3 cars a day.

Watterson Trail at this location is the main entrance and exit leading to other roads to Industrial Park.

Thank you.

Kathleen Dixon

From: [Janet Copas](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Wednesday, April 29, 2026 2:14:12 PM

This is the first time you received an email from this sender (jandjcopas@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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Dear Ms. Bills,

Please accept this correspondence regarding the proposed three, five story apartment buildings at Watterson Trail and Bluebird Lane in Jeffersontown, KY. At seventy-four years old, and as a sixty-nine year resident of the city of Jeffersontown, I strongly oppose the building of these housing units. The proposed location cannot handle the expected traffic flow and there is not room for adding roadways. Please make note of my opposition.

Respectfully,
Janet Copas

From: [Winston Crenshaw](#)
To: [Bills, Abby](#)
Subject: case number 25-DDP-0094
Date: Wednesday, April 29, 2026 11:50:11 AM

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My name is Winston Leland Crenshaw and I live at 10306 Grand Ave in Jeffersontown, Ky. I want to thank you for returning my call.

I oppose the proposed building of apartment buildings at Watterson Trail and Bluebird Lane for numerous reasons that will not only devalue my home but cause a lot more of additional problems in my neighborhood.

Traffic problems already exist on Watterson Trail, Bluebird Ln. and Grand Ave due to numerous businesses in nearby Bluegrass Commerce Park and entrances and exits on Bluebird Ln. for the Library, Senior Citizens Center, The Academy of Excellence School, three gymnasiums Good Samaritan Rehab Center and Prescott Ct. All entrances and exists are approximately within a city block.

Pedestrians walking to the above mentioned facilities, businesses downtown Jeffersontown and to the the trails leading to the baseball, football parks and beyond will be less safe. There is no cross walk at Grand Ave. and Bluebird Ln. One entrance to the aforementioned trails is off of Grand Ave. I have trouble now just crossing Grand Ave. to get my mail or walk to the park, senior center, gym or downtown.

The Bluebird gymnasiums, two of the three listed above, are open weekdays for seniors walking and tuedays and wednesdays for pickle ball. It is open on weekends during basketball season. Traffic is often blocked on Bluebird Ln. when school is let out and heavy when school begins. The Library is open Monday thru Saturday. Senior Center is open weekdays and other days with special events. Ambulances and delivery trucks use the back entrance off Bluebird.

I am confident if this is approved it will not be good for the city of Jeffersontown, city of Louisville, Jefferson County and for people from other areas trying to get to work in Bluegrass Commerce Park and especially the existing residents or future residents in this area.

Thanks for the opportunity to respond

Leland.

From: [Paula Ulery](#)
To: [Bills, Abby](#)
Subject: Re: Case 25-DDP-0094
Date: Tuesday, April 28, 2026 8:28:44 PM

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I would like to add some additional comments as I have since learned more about this proposal. I have heard that the project is actually for multiple apartment buildings. There is no way that our local roads would be able to handle this much added traffic. The roads are already way overcrowded from Industrial Park traffic as well as all the additional developments that have gone up in Jeffersontown. I live in the center of Jeffersontown and I strongly oppose any apartments built at this location.

Sincerely,
Paula Ulery

Sent from my iPhone

On Apr 13, 2026, at 4:40 PM, Paula Ulery <paulaulery@att.net> wrote:

Thank you Abby! I am unable to attend the meeting, thanks for adding my comments

Sent from my iPhone

On Apr 13, 2026, at 4:32 PM, Bills, Abby
<Abby.Bills@louisvilleky.gov> wrote:

Good afternoon,

Your comments have been received and added to the case file. They will be read and considered in the Development Review Committee's decision on this case. The public hearing will be on April 15th at 1:00pm if you'd like to attend or speak in opposition at the meeting.

Let me know if you have any questions.

Best,

Abby Bills (She/Her)

Planner I
Office of Planning
Louisville Metro Government
444 South 5th Street, 3rd Floor, Louisville, KY 40202

O: 502-574-3603

-----Original Message-----

From: Paula Ulery <paulaulery@att.net>
Sent: Monday, April 13, 2026 2:06 PM
To: Bills, Abby <Abby.Bills@louisvilleky.gov>
Subject: Case 25-DDP-0094

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Sent from my iPhone
Ms Bills,

As a lifelong resident of Jeffersontown I am writing to voice my opposition to the proposed apartments in Jeffersontown case 25-DDP-0094. Traffic on Watterson Trail is bad enough now, without adding a 5 story apartment building. It would ruin the Historic town square atmosphere and I am opposed to this project.

Sincerely,
Paula Ulery

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From: [Maureen Roppel](#)
To: [Bills, Abby](#)
Subject: Re:case number 25-DDP-0094
Date: Tuesday, April 28, 2026 2:18:01 PM

This is the first time you received an email from this sender (maureenroffel@yahoo.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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I am against the proposed 3 5 story apartment building being built on Bluebird Lane in Jeffersontown, Kentucky. The reasons being we already have the library, the senior citizens center, the nursing home, and the school. The traffic would just be too much to handle with what we already have much less adding more to it. Thank you for your consideration,

Virgil Roppel

3101 Pelham Court Jeffersontown, Kentucky 40299.

intended intended

Sent from my iPhone

From: horstrainir123@aol.com
To: [Bills, Abby](#)
Subject: Apt building Jtown
Date: Tuesday, April 28, 2026 10:56:10 AM

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Hello Abby,

I'm a Jtown resident that has a child in elementary school very close to this proposed building. I am adamantly against this build due to traffic and safety issues on an already extremely narrow roadway(Bluebird Lane)that we have to travel multiple times a day. In addition to this, I know the increase in traffic and residents, will increase noise, and increase safety concerns for the children in this area.

Regards,

R. Sheldon

[Sent from the all new AOL app for iOS](#)

From: bsclark06@bellsouth.net
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Sunday, April 26, 2026 12:22:26 PM

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Dear Ms. Bills,

I am writing concerning the proposed five story apartment building being considered for Watterson Trail and Bluebird Lane.

This area is already overwhelmed with traffic and during certain parts of the day is at a standstill for long periods of time. In addition to this being a problem for area commuters it blocks the fire station at Watterson Trail and Old Taylorsville Road during periods of heavy traffic. The new multi unit apartment building will add additional traffic to an already congested area. In addition there will be a need for one to two more stop lights to allow merging from side streets carrying more traffic from the complex. The stop lights will slow and add to the congestion on Watterson Trail.

The area for the proposed building is too small for such a complex. The limited space will also create parking issues for the area. The current open area behind the library could be utilized for the library and the overall community in much more beneficial ways.

My biggest concern is how all these changes will effect the quality of life for my two grandchildren growing up in this area.

Thank you for listening to my concerns.

William N. Clark, Jr.

From: [Tomasz Romanowski](#)
To: [Bills, Abby](#)
Subject: Case number 25-DDP-0094
Date: Sunday, April 26, 2026 9:26:34 AM

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Case number 25-DDP-0094 Date: 4/26/2026

To: Abby.Bills@louisvilleky.gov, Jeffersontown City Council & Mayor Carol Pike Louisville Metro Planning & Design Services 444 S. 5th Street Louisville, KY 40202

Re: Formal Opposition to Proposed Apartment Complex (Bluebird Way & Watterson Trail)

To the Members of the Council and Planning Commission,

I am writing to formally express my strong opposition to the proposed development of three, five-story apartment buildings at the intersection of Bluebird Way and Watterson Trail. As a resident, I believe this project, as currently proposed, represents a significant threat to our community's infrastructure, safety, and historical integrity.

My objections are based on the following critical concerns:

1. Incompatible Scale and Historic Preservation The heart of Jeffersontown is defined by its unique 19th-century architecture and small-town charm. Many of the surrounding structures date back to the 1800s. Inserting three 5-story buildings into this small footprint is visually jarring and disrespectful to our local history. These "towering" structures will physically impose upon the historic landscape, permanently altering the character of our downtown area in a way that cannot be undone.

2. Severe Traffic Congestion and Resident Burden The addition of 189 residential units at this specific intersection is unsustainable. Watterson Trail is already a primary artery that struggles with peak-hour volume. Adding hundreds of additional daily vehicle trips will lead to:

- **Gridlock:** Increased wait times at local intersections.
- **Safety Risks:** Increased difficulty for emergency vehicles to navigate J-Town.
- **Residential Burden:** Current residents will find it nearly impossible to navigate their own neighborhoods by a project that provides no benefit to the existing community.

3. Over-Density for the Allotted Space The proposal to cram 189 units into such a

restricted area suggests a lack of regard for green space, setbacks, and neighborhood flow. This project prioritizes maximum density over the well-being of the people who already live and work here. Housing growth must be **responsible, proportional, and respectful** of the existing community. I urge the Commission and the City Council to deny this proposal in its current form and require the developer to return with a plan that significantly reduces the height and density of the project to match the historic 1- and 2-story character of our town.

Jeffersontown's history is our greatest asset. Please do not allow a short-sighted development to overshadow our heritage.

Sincerely,

Heather Romanowski

9703 Fairwood Court Louisville, KY 40291 Agentj23@bellsouth.net

From: [Missy Kowalewski](#)
To: [Bills, Abby](#); ahead@jeffersontownky.gov; cpike@jeffersontownky.gov; [Steve Rusie](#); [Peter Kowalewski](#)
Subject: Concerns regarding Case# 25-DDP-0094
Date: Saturday, April 25, 2026 1:02:51 PM

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Dear Ms. Bills,

I am writing this email to voice concerns I have with the proposed development of;

10619 Watterson Trail
case # 25-DDP-0094

I, Melissa Kowalewski, and my husband, Peter Kowalewski are the owners of Kowalewski Salon LLC, Shag Salon and Spa located at 10624 Watterson Trail. This is the property that is adjacent to the proposed apartment complex at 10619 Watterson Trail.

1. Water/Sewer

I am concerned about the water runoff that will naturally come downhill into my property. I have a sinkhole at the far end of my parking lot, and more water equals a larger sinkhole which could cause a collapse of my parking lot as well as just ruining the lot in general from all the extra water. I question if the developers have gotten a civil engineer to do a karst topography study yet to check for more sinkholes on property in question.

2. Water/MSD

I have very old iron water pipes running under my front yard and they also run under the street in front of my business. How will a huge development like this affect the sewers and these old pipes that I use for my business. They cannot handle any extra. We already have issues with clogging at the street!

3. Traffic

The traffic is already backed up in front of my business for two hours every morning from 8:00am-10:00am and then again in the afternoon starting at 4:00pm to well after 6:00pm. We are a business that runs by appointments. It's very important that our clients can arrive at their appointment on time to keep our business running smoothly. I have major concerns that the traffic would be extremely worse with 189 apartment families plus apartment employees being added to the mix of said backups already happening. It's already difficult for our customers to turn onto Watterson Trail after leaving my establishment as it is.

4. Crime

We, at Shag Salon, are all concerned with the safety of ourselves, our employees and the clients of Shag Salon and Spa. I know these apartments are called "Luxury" but that really doesn't give me peace of mind. When I called Louisville Metro to ask if this was going to be section 8 housing, they could not tell me because "It's against the law to tell that." That leads me to believe that there will be Section 8 housing at this property. When Middletown put up The Station apartment complex operated by Hagan properties near Target and Walmart, Carjackings and other crime became rampant! Carjacking and robberies also occurred at the Kroger in Middletown after these apartments went in.

All in all, I feel that this development is **NOT** the right development for this plot of land or our community.

We have tried to provide an upscale, professional, safe, sanitary, relaxing, quiet, environment for our clientele as well as for the community for their beauty needs. As a Jeffersontown business owner since 2015, neighbor, and property developer myself, I would not be opposed to something like 10 or 15 townhomes (not section 8) on that property, never 189 apartments.

I feel that Shag Salon and Spa has been a plus to the community. We listened to the concerns of our neighbors when developing our business and acted on their concerns with neighborly consideration. I would hope to have that same courtesy. I would be extremely sad to have to sell my property/business and leave J-town because of any of these previously mentioned concerns.

Sincerely, Melissa Kowalewski
owner/operator Shag Salon and Spa-Kowalewski Salon LLC

From: [Greg Beachy](#)
To: [Bills, Abby](#)
Cc: [Greg Beachy](#)
Subject: Case Number 25-DDP-0094
Date: Wednesday, April 22, 2026 5:49:56 PM

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Hello, I've been a resident of Jeffersontown since 1991 and am sending this email in reference to case number 25-DDP-0094 which is to erect new apartment buildings at Watterson Trail and Bluebird Lane in Jeffersontown.

I commute on my bicycle on Watterson Trail and Bluebird Lane just about every weekday and weekend. Both roads are a narrow 2 lane road with no shoulder on either side. I'm concerned that the new apartments will add many more vehicles on both roads when they are currently heavily congested during rush hours in the morning and evening. More vehicles on these two roads will make it much more unsafe for bicyclists.

I would like to see vehicular traffic safety solutions (including bicycles) addressed BEFORE apartment buildings are considered.

Thank you,
Greg Beachy
9107 Lethborough Dr.
Louisville, KY 40299

From: [Harrington, Scott](#)
To: [Peggy Hinds](#); [Bills, Abby](#)
Subject: RE: Apartments
Date: Tuesday, April 21, 2026 4:24:12 PM
Attachments: [image002.png](#)

Ms. Hinds,

This is a Change of Zoning so would you please submit your comments to the case manager, Abby Bills, so they can be included in the public records.

Since this is a zoning change, council members can't participate in off record conversations.

Also, once Metro's Planning Commissioners hear this case, it will go before City of Jeffersontown for final action. In other words, Councilman Kramer will not vote on this proposed development.

I've included Abby on this email so you can email her your comments.

Thank you!

Scott



Scott W. Harrington | Legislative Assistant
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

phone: 502.574.3456

email: scott.harrington@louisvilleky.gov

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City Hall
601 West Jefferson Street
Louisville, Kentucky 40202

From: Peggy Hinds <peggyhinds@gmail.com>
Sent: Monday, April 20, 2026 2:43 PM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>
Subject: Apartments

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I'm concerned with the apartment complexes being built in Jtown. There is too much congestion and traffic as is without adding more.

Must every piece of property be developed? I'd like to see more natural space in the downtown area, or at least single family homes.

Please do what you can to stop the over-building. Focus instead on creating a healthy and safe community for Jtown residents.

Thank you.

From: [Lori Curley](#)
To: [Bills, Abby](#)
Subject: Apartments in Jtown
Date: Tuesday, April 21, 2026 8:05:30 AM

Caution: The sender name (Lori Curley) is different from their email address (lojo524@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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Hi Abby,

I am writing to formally express my strong opposition to the proposed apartment complex under consideration for the Bluebird Road and Watterson Trail area in Jeffersontown. I have been a resident of this community for twenty-five years, having purchased my home on Bruners Way in 2001 specifically because of Jeffersontown's small-town character and welcoming atmosphere.

The proposed development is incompatible with the established aesthetic and scale of Jeffersontown, and the selected location is not suited to support additional residential density. The nearby senior center serves a large population of older adults who value a peaceful environment and safe access to outdoor spaces. Current traffic conditions in this area are already strained due to the nearby mechanic shop and general congestion along Watterson Trail. The recently constructed amphitheater will further increase traffic volume, compounding an already significant issue.

The presence of the fire department in close proximity raises additional concerns. Increased congestion could impede emergency response times, placing residents at unnecessary risk. Furthermore, the nearby church draws substantial attendance on Sundays, including many elderly individuals who park in the surrounding area and walk to services. Additional traffic and reduced parking availability would create further challenges for these community members. Events such as the Gaslight Festival and other local activities already generate heavy congestion, and this development would only intensify those impacts.

There are also several daycares and a private K-12 school within walking distance of the proposed site. If the city is currently unable to effectively manage existing traffic levels, it is difficult to understand how adding a large apartment complex would improve conditions or benefit the community. Jeffersontown has multiple areas with significantly more available space that would be far better suited for new residential development. Selecting an already congested corridor raises serious concerns regarding long-term planning and community impact.

This proposal would adversely affect long-term residents who have invested in and contributed to this community for decades. I strongly encourage those supporting the project to drive through Jeffersontown on a weekday between 4:00 and 6:00 p.m. to observe firsthand the severity of the congestion. Many of the individuals advocating for this development are business owners who do not reside in the heart of Jeffersontown and may be prioritizing potential financial gain over the well-being of local residents.

Jeffersontown is valued for its small-town identity, and many of us chose to live here

specifically for that reason. We do not wish to see it transformed into something inconsistent with the community's character or needs. I respectfully urge you to consider the concerns expressed by residents and to identify a more appropriate location for this project. Thank you for your time and thoughtful consideration.
Sincerely,

Lori Jo Curley
25 year resident of Jtown

From: [Haley Fichter](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Monday, April 20, 2026 3:16:17 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hello,

I am writing to formally express my opposition to the proposed development outlined in Case #25-DDP-0094, located at Bluebird Lane and Watterson Trail in Jeffersontown.

I have significant concerns regarding the impact this project would have on the surrounding community. This would result in road congestion and ruin the small feel community I have grown up in.

As a lifelong resident of J-town who plans to raise my family here, I have serious concerns about this development. Adding more residents will increase congestion, potentially slow response times for police and emergency services, place additional strain on already crowded parks for our children, and could worsen runoff into our creeks, which are already prone to flooding.

I really love this community, but adding these apartments would only cause my neighbors and I to want to leave as we stayed for the small town feel in a large city that you can't get anywhere else.

Thank you,
Haley Fichter

From: [Dock, Joel](#)
To: [Bills, Abby](#)
Subject: FW: Contact the Office of Planning [#1103]
Date: Monday, April 20, 2026 1:06:31 PM

Joel P. Dock, AICP
Planning Manager
502-574-5860

From: Contact the Office of Planning <no-reply@wufoo.com>
Sent: Monday, April 20, 2026 11:23 AM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: Contact the Office of Planning [#1103]

Name	April Strickler
Email *	stricklerab@gmail.com
Subject	Jeffersontown apartment development on Watterson Trail

Comment *

Please consider voting no against the proposed Apartments on Watterson Trail in Jeffersontown. (case # 25-DDP-0094). This area is delightfully undeveloped across from the library, school and Senior Center, traffic in this area is already super busy in the morning and afternoon due to the private school traffic and stays busy during rush hour as lots of traffic funnels through an already congested downtown area.

As a member of the neighborhood that is adjoining Bluebird and Watterson Trail, this development will only hinder the area and not add to the overall Jeffersontown downtown area.

Thank you for your consideration on this matter.

|

From: dannyhornback@gmail.com
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Monday, April 20, 2026 10:59:10 AM

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I against this re-zoning – this will add additional traffic to an already congested area

Regards,

Danny Hornback
(502) 644-9456

From: [TaNaa Davis](#)
To: [Bills, Abby](#)
Subject: Opposition to Case #25-DDP-0094 – Watterson Trail & Bluebird Lane Development
Date: Monday, April 20, 2026 8:23:43 AM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dear Ms. Bills,

I hope this message finds you well.

I am writing to formally express my opposition to the proposed development outlined in Case #25-DDP-0094, which includes the construction of three five-story apartment buildings at Watterson Trail and Bluebird Lane.

As a concerned member of the community, I value the character, safety, and livability of our neighborhood. While I understand the importance of growth and development, I have several concerns regarding this proposal:

Increased Traffic & Congestion: This development is likely to significantly increase traffic in an area that is already busy, potentially leading to safety concerns for residents, pedestrians, and families.

Overcrowding & Infrastructure Strain: The addition of multiple large buildings could place stress on existing infrastructure, including roads, utilities, and public services.

Neighborhood Character: The scale of five-story buildings does not align with the current character of the surrounding area and may negatively impact the overall feel of the community.

Quality of Life: Increased density may lead to noise, parking challenges, and reduced accessibility for current residents.

I respectfully ask that these concerns be carefully considered before any approval is granted. I also encourage the consideration of alternative development options that are more consistent with the existing neighborhood structure and capacity.

Thank you for your time and for taking public input into account during this decision-making process.

Sincerely,
TaNaa' Griffin
Resident

From: [Debbie Wise](#)
To: [Bills, Abby](#)
Subject: Case 25-DDP-0094
Date: Sunday, April 19, 2026 10:02:20 PM

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My name is Debbie Wise. I grew up very near this area and am moving back to Jeffersontown this summer. I just had to say this area is way too small for any type of buildings and the traffic is already a problem. I can't imagine more traffic in the area when the roads really cannot be expanded. It's a small area with small roads, outside of a small neighborhood. These buildings would look ridiculous in this area of Watterson Trail and Bluebird Lane. I would definitely say NO to this case!,
25-DDP-0094

Debbie Wise
3107 Pelham Ct
Jeffersontown, KY 40299

Sent from my iPad

From: [Nancy Greenwell](#)
To: [Bills, Abby](#)
Subject: Jeffersontown proposed Apartment site - case #25-DDP-0094
Date: Thursday, April 16, 2026 11:47:47 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

To: Abby Bills, Planner 1
Office of Planning
Louisville Metro Government
444 South 5th Street, 3rd Floor
Louisville, KY 40202
502/574-3603

Dear Abby,

This e-mail is to inform you I am opposed to apartments of any kind on the property located at Blue Bird and Watterson Tail.

The traffic in the center of Jeffersontown is already bottlenecked certain times of the day, this will make it much much it worse.

Sincerely,

Nancy

From: [Jack Hankins](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Thursday, April 16, 2026 11:14:48 PM

Caution: The sender name (Jack Hankins) is different from their email address (crazycouple3@att.net), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I am against the building of apartment buildings at watterson trail and bluebird lane.

Jack Hankins

From: [Rachel Candella](#)
To: [Bills, Abby](#)
Subject: AGAINST Case #25-DDP-0094
Date: Thursday, April 16, 2026 7:29:22 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dear Ms. Bills,

I am writing to express my opposition to the proposed development of three five-story apartment buildings at Watterson Trail and Bluebird Lane (Case #25-DDP-0094).

First, I am deeply concerned about the impact this project will have on traffic in the surrounding area. This development proposes to add a significant number of new residents without a clear and adequate plan for additional parking or infrastructure improvements. The result will almost certainly be increased congestion, overflow parking into nearby neighborhoods, and reduced safety for both drivers and pedestrians.

Second, the continued loss of green space and mature trees in this area is alarming. We are already seeing widespread clearing for new businesses, homes, and apartment complexes throughout the community. Approving yet another large-scale development only accelerates this pattern of environmental degradation, diminishing the character of the area and reducing the natural buffers that residents rely on.

Finally, I question the actual need and viability of this project. Many people are already struggling to afford housing, including apartments at current market rates. It is unclear how many of these new units will realistically be occupied versus sitting vacant due to high costs. Building more units that remain unaffordable does not meaningfully address housing needs and instead risks creating underutilized developments.

For these reasons, I strongly urge you and the Planning and Zoning Commission to reject this proposal. Thoughtful development should balance growth with infrastructure, environmental preservation, and genuine community needs. This proposal does not appear to do so.

Thank you for your time and consideration.

Sincerely,
Rachel Candella-Hirsch

[Sent from Yahoo Mail for iPhone](#)

From: [Philip Candella](#)
To: [Bills, Abby](#)
Subject: I oppose 25-DDP-0094
Date: Thursday, April 16, 2026 7:28:59 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I just want to say as a 30 year resident in this area I oppose this development. The impact to traffic will make an already congested area even worse. I work during the day & use Waterson trail. Because I work I can't attend the meeting. Please use my email as a no vote. Thank you. Feel free to contact me regarding this matter.

From: [Myra Stober](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Thursday, April 16, 2026 2:55:46 PM

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My name is Myra Stober, a resident of Jeffersontown Ky. I am against and saying NO to the proposed apartments to be built on Watterson Trail and Bluebird Lane , case #25-DDP-0094. All surrounding roads are too small to take any more traffic. Also, they are not able to expand the roads that exist.

Sincerely ,
Myra Stober
3109 Pelham Court
Jeffersontown, Ky 40299

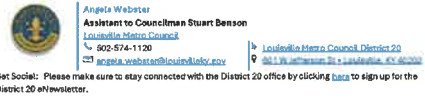
Bu
Sent from my iPhone

From: Angela Webster
To: Bob Barnett
Cc: Bob Barnett
Subject: RE: District 20 eNewsletter - April 13, 2026
Date: Thursday, April 16, 2026 11:53:27 AM
Attachments: bobarnett.000
bobarnett.000
bobarnett.000

Mr. Barnett,

Ms. Mills is the case manager for this case in District 11 (Councilman Kramer) and I have copied her on this email so she can put your concerns in the official case file.

Ultimately the City of Jeffersonville will have the final vote on whether this project moves forward.



Angela Webster
Assistant to Councilman Stuart Benson
Louisville Metro Council
402-574-1120
angela.webster@louisville.gov

Louisville Metro Council District 20
401 W. Jefferson St • Louisville, KY 40202

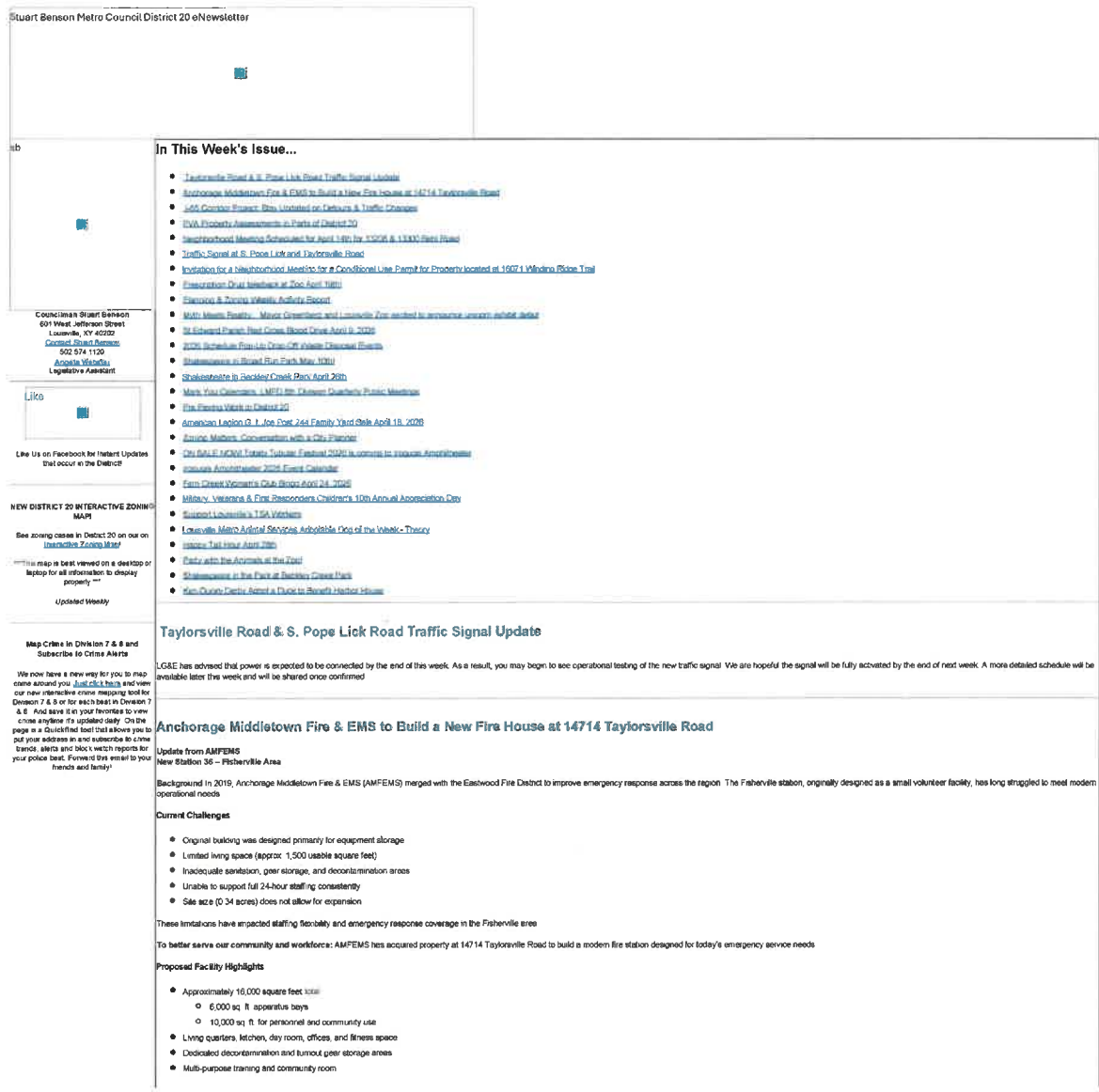
Get Social: Please make sure to stay connected with the District 20 office by clicking [here](#) to sign up for the District 20 eNewsletter.

From: Bob Barnett <barnettbob51@gmail.com>
Sent: Thursday, April 16, 2026 5:45 AM
To: Benson Councilman Stuart <stuart.benson@public.govdelivery.com>
Subject: Re: District 20 eNewsletter - April 13, 2026

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In regards to the recent announcement of an apartment development in Jtown at Bluebird and Waterson Trail. I'm opposed to this project. Just doesn't look like a good site because of the roads, library and senior center. Thanks for your service. Bob Barnett 502 939 5791.
Sent from my iPhone

On Apr 13, 2026, at 4:22 PM, Councilman Stuart Benson <stuart.benson@public.govdelivery.com> wrote:



Stuart Benson Metro Council District 20 eNewsletter

In This Week's Issue...

- Taylorsville Road & S. Pope Lick Road Traffic Signal Update
- Anchorage Middletown Fire & EMS to Build a New Fire House at 14714 Taylorsville Road
- J&S Concrete Street Day Unleashed on Features & Traffic Changes
- DVA Property Assessments in Parts of District 20
- Neighborhood Meeting Scheduled for April 19th for 100th & 110th Street Road
- 2nd CD Signal at S. Brook Lick and Taylorsville Road
- Invitation for a Neighborhood Meeting for a Conditional Use Permit for Property located at 1607 L. Manning (Rise Time)
- Preservation Crew Reconnects at 200 April 19th
- Planning & Zoning Meeting Agenda Board
- With Warm Regards - Mayor Grigoriadis and Louisville Fire invited to announce new fire station
- St Edward Parish Road Crew Road Crew April 19, 2026
- 2026 Schedule for 1st Drive-Off along Crescent Street
- Shakespeare at Grand Run Park May 10th
- Shakespeare in Backley Creek Park April 28th
- Mark Your Calendars - LMPFA on Tuesday Quarterly Public Meetings
- The Easter Week in District 20
- Amazon Legion Q. J. Joe Post 264 Family Visit Date April 18, 2026
- Angels Motors Conservation with a City Planner
- City Hall eCity Update Tuesday Evening 2026 is coming to replace Amphitheater
- Angels Amphitheater 2026 Event Calendar
- Farm Creek Women's Club Spring April 24, 2026
- Misty - Vanessa & First Responders' Chairman's 10th Annual Association Day
- Support Louisville's TSA Workers
- Louisville Metro Animal Services Adoptable Pets of the Week - Theory
- Happy Fall Home April 20th
- Party with the Archery at the Zoo!
- Shakespeare in the Park at Backley Creek Park
- Farm Creek Parish School a Duplicate Bowler's Nation House

Taylorsville Road & S. Pope Lick Road Traffic Signal Update

LG&E has advised that power is expected to be connected by the end of this week. As a result, you may begin to see operational testing of the new traffic signal. We are hopeful the signal will be fully activated by the end of next week. A more detailed schedule will be available later this week and will be shared once confirmed.

Anchorage Middletown Fire & EMS to Build a New Fire House at 14714 Taylorsville Road

Update from AMFEMS
New Station 36 - Fishersville Area

Background in 2019, Anchorage Middletown Fire & EMS (AMFEMS) merged with the Eastwood Fire District to improve emergency response across the region. The Fishersville station, originally designed as a small volunteer facility, has long struggled to meet modern operational needs.

Current Challenges

- Original building was designed primarily for equipment storage
- Limited living space (approx. 1,500 usable square feet)
- Inadequate sanitation, gear storage, and decontamination areas
- Unable to support full 24-hour staffing consistently
- Site size (0.34 acres) does not allow for expansion

These limitations have impacted staffing flexibility and emergency response coverage in the Fishersville area.

To better serve our community and workforce: AMFEMS has acquired property at 14714 Taylorsville Road to build a modern fire station designed for today's emergency service needs.

Proposed Facility Highlights

- Approximately 16,000 square feet:
 - 6,000 sq. ft. separate bays
 - 10,000 sq. ft. for personnel and community use
- Living quarters, kitchen, day room, offices, and fitness space
- Dedicated decontamination and turnout gear storage areas
- Multi-purpose training and community room

From: [Lauren Chrzanowski](#)
To: [Bills, Abby](#)
Subject: Proposed JTown Apartments 25-DDP-0094
Date: Thursday, April 16, 2026 10:06:47 AM
Attachments: [Transportation-Study-for-Renaissance-on-Main-2007-04.pdf](#)

This is the first time you received an email from this sender (laurenkay98@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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Good morning, Abby,

I hope this email finds you well.

I'm reaching out regarding the proposed apartment complex at 10619 Watterson Trail. As a homeowner in the neighborhood across the way (off of Bruner's Drive, I'm located at 10811 Brookside Drive), I'm familiar with the area and have a few concerns.

First, it appears that the last traffic study completed in the Watterson Trail/Taylorville Road area was conducted in 2006 (see attached). It appears, at that time, delays were minimal. Anecdotally, 20 years later, I find traffic so bad in that area around rush hour that I tend to avoid driving in/out of my neighborhood between 4pm and 6pm. Additionally, the lights at Watterson Trail and Taylorville roads commonly malfunction and fail to give lanes a turn to get through the light. At the very least, I strongly encourage an updated study before moving forward with the apartment complex.

Second, nearby homeowners such as myself will face new barriers when we go to sell our homes. In a recent article by Szczepanska and colleagues, they discuss that apartment complexes are generally associated with increased traffic noise (see the article here: <https://www.mdpi.com/2071-1050/12/3/801>). This results in nearby homeowners having a more difficult time selling their home (e.g., it generally stays on the market for longer than the national average of 51-73 days and needs to be priced significantly lower than comparable homes that are not near an apartment complex).

Third, apartment complexes have immense environmental impacts in suburban areas, particularly when they take over greenspaces as the proposed complex would (see this article by Jia et al.: <https://www.sciencedirect.com/science/article/pii/S161886672400116X>). Again, I believe an environmental impact study is pertinent before moving forward with any plans regarding this development. As a mental health provider, loss of a greenspace is particularly concerning to me, as it is directly related to risk for depression, anxiety, and psychosis (see article by Marcham & Ellett: <https://pmc.ncbi.nlm.nih.gov/articles/PMC11496216/>).

Lastly, such developments disrupt the social functioning and dynamics in the surrounding area. While there are many examples of this, I found this article by Dogan and colleagues to be particularly interesting - it suggests that the walking environments in neighborhoods

surrounding apartment complexes are significantly hindered (see article here: <https://www.mdpi.com/2071-1050/12/18/7335>). Not being able to walk leads to negative health impacts such as social isolation (which increases risk for depression and, in older adults, dementia), cardiovascular conditions, and decreases in muscle mass and bone density.

I hope that this evidence sparks conversation and caution in moving forward with the decision regarding the proposed apartment complex.

Best,
Lauren Chrzanowski

From: [Steve Elliott](#)
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Wednesday, April 15, 2026 2:53:15 PM

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I am opposed to the building of a multi-family complex at the corner of bluebird and waterson trail....however what does need to be built there is a parking structure that will allow people to enjoy the downtown area including the overbuilt money pit known as the amphitheatre....

From: [Eugene Presnell](#)
To: [Bills, Abby](#)
Subject: Case number 25 DDP-0094
Date: Wednesday, April 15, 2026 11:34:23 AM

This is the first time you received an email from this sender (epresnell1@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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Hello Abby

This statement is in opposition to the proposed 5 story apartments on the corner of Watterson Trail and Bluebird Lane. This area already has a big traffic problem making it difficult at times to travel in that area and I worry that more traffic would make it difficult for the fire department and EMS on the corner to be able to get out on a call expeditiously. Also it is right in front of a senior living home where in the summer months there will be elderly citizens out with walkers and in wheelchairs. Also there is a private k-12 school within a block where people have to drop off and pick up their children. Traffic is only getting worse in that area already and there have been no solutions making it difficult to get out of our neighborhoods at certain times of the day.

Thank you for your attention to this matter
Eugene Presnell
10800 Brookside Drive
Jeffersontown ky
40299
epresnell1@gmail.com

From: [Bills, Abby](#)
To: "Amanda Hightower"
Subject: RE: Case #25-DDP-0094 Jtown Bluebird Lane/Watterson Trail
Date: Tuesday, April 14, 2026 8:53:00 AM
Attachments: [image001.png](#)

Amanda,

Yes. Screenshots can be added. If you have photos you'd like to show, please put them all together in a pdf or powerpoint format and send that to me before 11:00 am tomorrow, so I can have them added to the meeting materials.

Thanks,

Abby Bills (She/Her)

Planner I
Office of Planning
Louisville Metro Government
444 South 5th Street, 3rd Floor, Louisville, KY 40202

O: 502-574-3603



OFFICE OF
PLANNING

From: Amanda Hightower <amandahightowerky@gmail.com>
Sent: Tuesday, April 14, 2026 8:50 AM
To: Bills, Abby <Abby.Bills@louisvilleky.gov>
Subject: Re: Case #25-DDP-0094 Jtown Bluebird Lane/Watterson Trail

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Yes, I'm aware of the process and fully intend to make that meeting as well to stand in opposition. We're all about sick of this group attacking our neighborhood for profit.

Can I take screen shots of the videos and request that those be added if the videos don't work well?

Thank you!

Amanda Hightower

On Tue, Apr 14, 2026 at 8:42 AM Bills, Abby <Abby.Bills@louisvilleky.gov> wrote:

Amanda,

Videos can't be added to the case file because we must keep physical copies of all case files, and physical copies of the video can't be made. Videos additionally cannot be shown at the hearing because a) it would have to be added to the case file, and b) the livestreaming service we use does not have the technological capability to show video testimony.

A traffic study will not be shared as part of the staff presentation because a traffic study was not a requirement of this review. It's important to note, though, that the DRC will not give final approval of the plan tomorrow. They will be *recommending* approval to the City of Jeffersontown. The Jeffersontown City Council will have the final say on whether the plan is approved or denied, and based on my conversations with the Jeffersontown Planning Dept, I believe they are going to require a traffic study prior to that hearing.

To answer your final question - when speaking as an individual community member, you will have to fill out a speaker form. These will be available at a table as you enter the courtroom. You will have 3 minutes to speak in opposition.

Let me know if this makes sense / if you have any other questions.

Thanks,

Abby Bills (She/Her)

Planner I
Office of Planning
Louisville Metro Government
444 South 5th Street, 3rd Floor, Louisville, KY 40202

O: 502-574-3603



OFFICE OF
PLANNING

From: Amanda Hightower <amandahightowerky@gmail.com>
Sent: Tuesday, April 14, 2026 8:19 AM
To: Bills, Abby <Abby.Bills@louisvilleky.gov>
Subject: Re: Case #25-DDP-0094 Jtown Bluebird Lane/Watterson Trail

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address and know the content is safe.

Good morning! Thank you so much and that's fantastic bc my poor little Ai ones *like most things-just didn't turn out rights. It was however, created by uploading the development plans that I have in my possession so it's pretty close and still gives a pretty good idea that it just doesn't fit. Why can't my videos be shown and can I show them myself if I wish to speak? That's pretty compelling evidence and if you all did a traffic study, is that going to be shared?

How long is appropriate to speak? I wish to be considerate of everyone's time and try to hit points I didn't mention in the email.

Amanda Hightower

On Tue, Apr 14, 2026 at 8:15 AM Bills, Abby <Abby.Bills@louisvilleky.gov> wrote:

Amanda,

Yes, all materials that have been sent have been reviewed. Your comments and photos have been added to the case file and will be shown to the Development Review Committee prior to their decision. Videos, however, cannot be shown at the hearing or added to the case file.

If you'd like to speak in opposition and/or present photos in front of board members and the public during the hearing, you can do that. You'll just have to let me know ahead of time so I can include them in the meeting materials folder.

I will add, however, regarding the two photos submitted, that there will be site maps already included in the staff presentation, and the 3D rendering you provided does not reflect the site plan that is being proposed.

Let me know if this answers your questions.

Thanks,

Abby Bills (She/Her)

Planner I
Office of Planning
Louisville Metro Government
444 South 5th Street, 3rd Floor, Louisville, KY 40202

O: 502-574-3603



OFFICE OF PLANNING

From: Amanda Hightower <amandahightowerky@gmail.com>
Sent: Monday, April 13, 2026 9:34 PM
To: Bills, Abby <Abby.Bills@louisvilleky.gov>
Subject: Re: Case #25-DDP-0094 Jtown Bluebird Lane/Watterson Trail

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

That's a pretty generic statement; do you even read and examine the articles included?

Amanda Hightower

On Mon, Apr 13, 2026 at 4:28 PM Bills, Abby <Abby.Bills@louisvilleky.gov> wrote:

Good afternoon,

Your comments have been received and added to the case file. They will be read and considered in the Development Review Committee's decision on this case. The public hearing will be on **April 15th at 1:00pm** if you'd like to attend or speak in opposition at the meeting.

Let me know if you have any questions.

Best,

Abby Bills (She/Her)

Planner I

Office of Planning

Louisville Metro Government

444 South 5th Street, 3rd Floor, Louisville, KY 40202

O: 502-574-3603

From: [Dock, Joel](#)
To: [Bijls, Abby](#)
Subject: FW: Contact the Office of Planning [#1096]
Date: Wednesday, April 15, 2026 8:52:33 AM

Joel P. Dock, AICP
Planning Manager
502-574-5860

From: Contact the Office of Planning <no-reply@wufoo.com>
Sent: Tuesday, April 14, 2026 8:09 PM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: Contact the Office of Planning [#1096]

Name	Julie Dye
Email *	jddaie90@gmail.com
Subject	Against Jtown apartment bldg

Comment *

I am against the construction of an apartment building near the corner of Bluebird Ln and Watterson Trail. The size of this building is totally out of character for Jeffersontown; both in size and scope. To the best of my knowledge, there is no five story structure in Jeffersontown. This part of the town is on a block of single family homes, Mom and Pop small businesses, and a rehab center. The only apartments in this and surrounding the center of town are the ones on the second floor of the small businesses.

The number of cars this would add to the morning and evening rush hour traffic of the already congested Watterson Trail traffic I cannot imagine; knowing how many cycles of the lights it takes to get up or down Watterson Trail now.

Jtown is a small town. Those in it want it to remain that way. Even the other apartment complexes within the city are not this many stories. A five story apartment building has both a different denotation and a different connotation; neither of which fit Jeffersontown.

|

From: [Julie Geurin](#)
To: [Bills, Abby](#)
Subject: Case # 25-DDP-0094
Date: Wednesday, April 15, 2026 8:49:58 AM
Importance: High

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hello Abby,

I hope you are doing well.

I am writing on behalf of the Jeffersontown Senior Center and many of our members in response to the proposed apartment development at the corner of Watterson Trail and Bluebird Lane.

As an advocate for our senior community, I feel it is important to formally express our significant concerns. The Jeffersontown Senior Center serves an active and growing membership of approximately 997 individuals, with over 200 new members joining within the past year. The majority of our members live independently and drive themselves to and from the center on a daily basis.

The primary concern is the already congested and increasingly unsafe traffic conditions in this area. This corridor serves as a major cut-through between Taylorsville Road and Watterson Trail and is further impacted by a nearby K-12 school that does not provide bus transportation. As a result, daily drop-off and pick-up traffic creates substantial congestion during morning, afternoon, and peak commuting hours.

Adding a high-density residential development to this already strained infrastructure would significantly increase traffic volume and, in our view, create serious safety risks. Bluebird Lane is particularly narrow, with limited visibility and a steep drop-off near the school. We have personally observed hazardous driving situations, including vehicles stopping in the roadway due to difficulty navigating oncoming traffic. Introducing additional traffic into these conditions raises considerable concern for accidents and injuries.

While we continuously encourage safe driving practices among our members, it is important to acknowledge that some seniors may already face challenges with depth perception and reaction time. Increasing traffic complexity in this environment only amplifies these risks.

In addition to traffic concerns, we are also worried about the potential impact of construction and development on our historic building. Specifically:

- If blasting is required, what assurances can be provided regarding the structural integrity of our facility?
- How will construction traffic (trucks, equipment, crews) be managed within an already congested area?

Another serious concern is drainage. Our building sits at a lower elevation than both the roadway and the proposed development site. We are concerned that changes to the landscape could result in water runoff being directed toward our property. This raises the risk of flooding, as well as hazardous conditions such as ice accumulation in colder months, which would pose a significant danger to our members as they navigate the parking lot and entrances.

We also request additional transparency regarding the traffic study that has been referenced. Specifically, we would like clarification on the dates, times, and conditions under which the study was conducted. Based on daily experience, traffic conditions during school hours and peak commute times are already difficult to manage, and it is hard to imagine that current road infrastructure can safely accommodate additional volume.

Finally, I have included below the names of members and family members who have expressed concern for their safety and opposition to this proposed development. These individuals have provided consent to be included.

George Brangers
Shirley Brangers
George Huffman, Sr.
George Huffman, Jr.
Marilyn Sayre
Margaret Tyler
Jeanette Helms
Jeff Perry
Becky Perry
Anthony Ponitte
Bernice Ponitte
Marie Ruggiero
Brenda C. Tyler
Mary R. Haise
Oscar Ungethem
Cindy Skiorsky
Gloria Ungethem
Diane Baum
DuWayne Baum
Tammie Arvin
Tom Lands
Dawn Rountree
Bob Rountree
Dave Arvin
Jordan Mudd
Amelia Mudd

Jasmyne Geurin
Jamin Olivencia
Sharon Early
Angela Johnson
Connie Magers
Carol Fincher
Mary Jane Massey
Connie Johnson
Jean Coomes
Charles Donnelly
Todd Ellington
Jim Chesser
Flo Tinsley
Lester LaBroi
Phil Steil
Darlene Brinley
George Brinley
Kevin Kelty
William Henderson
Pat Henderson
Lynn Lands
Maxine Lands
John Byron
Denny Wheeler
Jim Gardner
Betty Gardner
Tracie Murphey
Leo Shumate
Rita Shumate
Sheila Gideon
Luther Gideon

As demonstrated, more than 50 individuals have already voiced opposition—representing only a portion of those aware of the proposal. We anticipate that concerns will grow as more members become informed.

We respectfully urge careful reconsideration of this development in light of the safety, infrastructure, and environmental concerns outlined above. The well-being of our senior community must remain a priority.

Thank you for your time and consideration. I welcome the opportunity to discuss these concerns further.

Thank you so much,
Julie Geurin

Jeffersontown Senior Center Director
502-267-9112



From: [Kim Woodlee](#)
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094, Watterson Trail and Bluebird Lane
Date: Wednesday, April 15, 2026 8:18:44 AM

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Dear City Council Members,

I am writing to share my concerns about the proposal to construct five-story apartment buildings across from Bruners Way.

The surrounding area is primarily made up of single-family homes and low-rise residential buildings, generally one or two stories in height. A development of multiple five-story structures would introduce a level of height and density that is significantly different from the established neighborhood pattern. Such a dramatic change could negatively affect the character, appearance, and overall cohesion of the area.

In addition, a project of this size would likely bring a considerable increase in vehicle traffic. Local roads and intersections were not designed to handle the level of activity that could accompany a development with this many residents. Increased congestion, parking pressures, and safety concerns for pedestrians and cyclists are all potential consequences that should be carefully evaluated.

The timing of this proposal also raises questions given the planned amphitheater development nearby. The additional event-related traffic and changing traffic patterns associated with that project may already place pressure on surrounding streets. Introducing another large-scale development before those impacts are fully understood could create compounding challenges for residents and local infrastructure.

I support thoughtful efforts to expand housing opportunities, including affordable housing, within our community. However, the scale of the current proposal appears inconsistent with the surrounding neighborhood. A development that better reflects the existing building heights and density would be more appropriate and would allow for growth that fits within the fabric of the area.

I respectfully ask the Council to take these concerns into account when evaluating this proposal and to encourage development that balances housing needs with responsible neighborhood planning.

Thank you for your consideration and for your service to the community.

Kim Woodlee

From: [Kenny Sauter](#)
To: [Bills, Abby](#)
Subject: I object to the five story apartment building project. Case number 25 - DDP-0094
Date: Wednesday, April 15, 2026 12:39:25 AM

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As a resident of J-Town for over 25 years I object to the five-story apartment building project be in proposed.

Case number 25- ddp-0094

From: [Joel Nelson](#)
To: [Bills, Abby](#)
Subject: Comment on Case 25-DDO-0094
Date: Tuesday, April 14, 2026 11:22:42 PM

Caution: The sender name (Joel Nelson) is different from their email address (jnels06@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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I am writing to oppose the proposed plans to construct a 5-story apartment complex on the plot located at Watterson Trail and Bluebird Lane.

The site is currently mostly green, open space at the top of the hill above Bluegrass Commerce Park. The front side of the plot is bordered by the library, a senior center, and the Academy for Individual Excellence. The back side of the site is bordered by an old church, a graveyard that contains the gravesites of a few Revolutionary War veterans, a building that houses seniors, and Jeffersontown Rehabilitation. On its sides are residences, another small church, and a hair salon.

Adding even a single 5-story building to this site would dominate the landscape. There are no buildings in the immediate vicinity that even approach this height. When placed on top of the hill, these apartments would look especially out of place.

Much of the plot would undoubtedly have to be paved to accommodate residents. These parking lots would lead to increased demand on drainage. The residents would further congest streets that already experience considerable traffic. Traffic entering and exiting the property could also create challenges for seniors participating in events at the senior center, as well as for families visiting the library or transporting their children to school.

The proposed project does not fit the character of the area. While I recognize the demand for housing, the need for this specific type of housing project on this site and at this scale is questionable at best.

It is my hope that this proposal is not allowed to proceed further. Thank you for your time and consideration.

Sincerely,

Joel Nelson
A Neighbor

From: [Amy Magruder](#)
To: [Bills, Abby](#)
Cc: [mike magruder](#)
Subject: Jeffersontown, KY 25-DDP-0094
Date: Tuesday, April 14, 2026 7:23:44 PM

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We are writing in opposition to the apartment complex proposed for the corner of Watterson Trail and Bluebird Lane. We live very closeby, on Grand Ave and the infrastructure is not prepared for that much additional traffic.

Mike & Amy Magruder

SAMUEL J. ROGERS
3113 PELHAM CT
JEFFERSONTOWN, KY 40299

**ABBY BILLS
PLANNER 1
OFFICE OF PLANNING
LOUISVILLE METRO GOVERNMENT
444 S. 5TH ST., 3RD FLOOR
LOUISVILLE, KY 40202**

Dear Ms. Bills,

This letter is in response to the proposed development being considered at Watterson Trail and Bluebird Lane in the heart of Jeffersontown. The case number relating to this is: 25-DDP-0094.

First, so it's known, I am in **STRONG opposition** to this development being approved and moved forward to fruition. I reside literally within walking distance to the proposed development site and would not welcome this addition to our community for numerous reasons.

The quaint and small-town feel of our community of Jeffersontown would be negatively impacted by a "high-rise" type structure. This site is merely steps from our historic city center and absolutely would not be a good, aesthetic fit. The vehicular traffic on the main thoroughfare of Watterson Trail is already heavily congested and there are daily traffic back-ups, not to mention traffic collisions that are associated with said traffic. Also in immediate proximity to this proposed construction site are a school which has a large additional vehicular traffic influx due to the fact that the school does not offer bus service and all of the students are "car riders." This again, causes traffic on Bluebird Ln. to back-up, restricting two-way traffic flow and does already potentially create safety and clearance issues for emergency vehicles in the area should an emergency arise. Of greater concern regarding the school, the safety of the multitude of children present on a daily basis is placed in jeopardy. Lastly, also directly across the street from the proposed site is the Jeffersontown Senior Citizens Center and the Jeffersontown Branch of the Louisville Free Public Library which brings about the presence of many citizens of age with decreased reaction capabilities to respond to increased traffic flow that would be created. I appreciate this opportunity to contact you with my absolute opposition to this proposed development.

Respectfully,

Samuel Rogers

Received 4/14/2026

JOANNA WADDELL
3022 BLUEBIRD LANE
JEFFERSONTOWN, KY 40299

ABBY BILLS
PLANNER 1
OFFICE OF PLANNING
LOUISVILLE METRO GOVERNMENT
444 S. 5TH ST., 3RD FLOOR
LOUISVILLE, KY 40202

Dear Ms. Bills,

This letter is in response to the proposed development being considered at Watterson Trail and Bluebird Lane in the heart of Jeffersontown. The case number relating to this is: 25-DDP-0094.

First, so it's known, I am in **STRONG opposition** to this development being approved and moved forward to fruition. I reside literally within walking distance to the proposed development site and would not welcome this addition to our community for numerous reasons.

The quaint and small-town feel of our community of Jeffersontown would be negatively impacted by a "high-rise" type structure. This site is merely steps from our historic city center and absolutely would not be a good, aesthetic fit. The vehicular traffic on the main thoroughfare of Watterson Trail is already heavily congested and there are daily traffic back-ups, not to mention traffic collisions that are associated with said traffic. Also in immediate proximity to this proposed construction site are a school which has a large additional vehicular traffic influx due to the fact that the school does not offer bus service and all of the students are "car riders." This again, causes traffic on Bluebird Ln. to back-up, restricting two-way traffic flow and does already potentially create safety and clearance issues for emergency vehicles in the area should an emergency arise. Of greater concern regarding the school, the safety of the multitude of children present on a daily basis is placed in jeopardy. Lastly, also directly across the street from the proposed site is the Jeffersontown Senior Citizens Center and the Jeffersontown Branch of the Louisville Free Public Library which brings about the presence of many citizens of age with decreased reaction capabilities to respond to increased traffic flow that would be created. I appreciate this opportunity to contact you with my absolute opposition to this proposed development.

Respectfully,

Joanna Waddell

Received 4/14/2020

From: [Julia Hibdon](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Tuesday, April 14, 2026 12:24:53 PM

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I object the construction of an apartment complex in Jeffersontown at Bluebird and Watterson Trail.
25-DDP-0094

From: [Stace](#)
To: [Bills, Abby](#)
Subject: reference case #25-DDP-0094
Date: Tuesday, April 14, 2026 9:30:08 AM

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Good morning Abby,

I am reaching out regarding the new proposed apartment complex in Jeffersontown, KY. We moved to KY last year in March and love J-town, but unfortunately what we are finding is infrastructure is really not established for the current population. We relocated from Avon, Indiana; a suburb of Indianapolis. The area was very similar to J-town and in the 4 years we lived there we saw a huge building boom of housing, shopping and road construction. The area is now difficult to live in and many are moving away because of the rapid growth. I'd hate to see this happen here in Louisville as well. I cannot fathom how much strain adding another apartment complex would bring to the system. Traffic is extremely heavy on Taylorsville and Watterson Blvd every single day and the roads are not built to handle more.

I would ask that this complex be reconsidered for J-town and attention be redirected to the current infrastructure before expanding any further.

Thank you,

Stacey Cremers

From: [Melina Hettiaratchi](#)
To: [Bills, Abby](#)
Subject: Objecting to development 23-DDP-0094
Date: Tuesday, April 14, 2026 9:07:35 AM

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Hi Abby,

I want to share my objection to the proposed 5 story apartment complex at Bluebird and Watterson Trial. We don't have the infrastructure to support another apartment complex right now. Especially with Metro Council approving a TARC plan that removes all public transit lines from JTown. This will increase traffic on roads that are already burdened. While apartments make since near Gaslight Square for walkability scores, this area isn't actually walkable without a grocery store or other necessary services. So the people in this complex would have to drive. We need public transit to support truly walkable communities. Without that, this complex will only add to problems.

Thank you for your time and attention to this.
-mh

Melina Hettiaratchi, Esq.
Senior Associate



Helmets + Associates
607 West Main Street, Suite 202
Louisville, Kentucky 40202
Phone: (502) 581-0077
Fax: (502) 581-0078
Website| www.HelmetsLaw.com

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From: [Kayla Parrott](#)
To: [Bills, Abby](#)
Subject: Case number 25-DDP-0094
Date: Tuesday, April 14, 2026 9:05:21 AM

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I am writing to inform you of my objection to the plans for building apartments. I feel it would cause more issues than there already are in the area.

[Yahoo Mail: Search, Organize, Conquer](#)

From: [Amanda Korb](#)
To: [Bills, Abby](#)
Subject: Objection to Case Number 25-DDP-0094
Date: Tuesday, April 14, 2026 8:53:57 AM

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Hello, I would like to object the proposal for the apartment buildings being built for case number 25 – DDP – 0094.

We have enough apartment buildings here and I feel like building another one will just make Jtown another area like downtown. It's taking away from the quaintness and small town feel. It also will cause more traffic where kids and families walk to the gym and to the library. There's already enough traffic here and I want the community to be safe for my children. Please do not bring this monstrosity here. I object to this being built.

Thank you
Amanda Boblitt

[Sent from Yahoo Mail for iPhone](#)

From: [Trish Jagers](#)
To: [Bills Abby](#)
Subject: 5 Story Apartment Building - 10619 Watterson Trail
Date: Tuesday, April 14, 2026 8:16:31 AM

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Dear Louisville Planning and Design:

I have strong concerns regarding the proposed apartment development near Jeffersontown's Historic District, along Watterson Trail near Bluebird Lane. **(Case #25-DDP-0094)**

This particular area is already laden with heavy traffic - mostly from the Industrial Park located in Jeffersontown. The traffic congestion at this particular intersection makes it almost nearly impossible to turn left from Bluebird Lane onto Watterson Trail. The streets are mostly just two way streets and there is no room for widening this area.

I truly feel like Jeffersontown has done an excellent job of trying to maintain this historic district. My favorite thing to do is to park and walk to the Farmers Market, the many different small locally owned specialty shops - it truly brings you back to that small town feel. I believe if apartments are added with the additional traffic this would highly impact the area.

Thank you so much for your time.

Sincerely,

Patricia Jagers
Jeffersontown Resident over 40 years!

From: [Katie Walz](#)
To: [Bills, Abby](#)
Subject: 25-DDP -0094
Date: Monday, April 13, 2026 9:17:16 PM

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As an employee and parent of students at Academy for Individual Excellence, I oppose the idea of building a 5 story apartment building on Bluebird Lane. The area is already crowded with lots of traffic through Jeffersontown. It will make for a very busy road by AIE. It could add to crime in the area as well.

Thank you,
Katie Walz

[Sent from Yahoo Mail for iPhone](#)

From: [brandi koorsen](#)
To: [Bills, Abby](#)
Subject: Apartment near Bluebird OBJECTION
Date: Monday, April 13, 2026 7:51:22 PM

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Hi Abby

I am a Jtown resident. I am unable to attend the meeting April 15. I want to submit my objections to the proposed apartment building on Bluebird.

It will ruin the current take and feel

Jtown square offers. It will in crease traffic TERRIBLY.

I surely hope it would not be section 8 if it does get passed. I have small Children and want to continue to feel Safe in our neighborhoods and town. Please DO NOT let this go up. It is so crowded as it is.

Thank you
Brandi Koorsen

From: [Rick Riordan](#)
To: [Bills, Abby](#)
Subject: case number is #25-DDP-0094
Date: Monday, April 13, 2026 7:36:01 PM

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In regards to the above, this just mentions apartments, what about road improvements?

It's next to impossible to turn left from Bluebird onto Watterson trail, and the same from Grand ave left onto Taylorsville road, as you know is a state road that will never be improved.

From: [Stephanie Goebel](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Monday, April 13, 2026 5:58:27 PM

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I live in the 40299 area and I do not want to have this 5 story building in my neighborhood. There is already so much traffic and this poses series traffic implications and safety concerns.

From: payrite@payriteaccounting.com
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Monday, April 13, 2026 4:39:12 PM

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Abby.Bills@LouisvilleKY.gov

Case Number 25-DDP-0094

5 Story Apartment Building - 10619 Watterson Trail

Dear Louisville Planning and Design:

I have concerns about the proposed apartment development near Jeffersontown's historic district, along Watterson Trail near Bluebird Lane.

Traffic in that area is already a challenge, with limited capacity on surrounding roads and regular congestion during peak times and community events. Anyone who drives there knows how difficult it can already be to turn from Bluebird Lane onto Watterson Trail. Adding significant residential density in that location will only increase pressure on traffic flow and safety.

This proposal is also right by the Academy for Individual Excellence, and placing higher-density housing in that immediate area will add even more congestion during drop-off and pick-up times. Development like this doesn't need to be located next to a school to be successful, and we should be thoughtful about where added density makes sense.

I also believe our historic district should remain focused on commerce, supporting the small businesses, restaurants, and gathering spaces that give Jeffersontown its identity. That area is a key economic and cultural center, and we should be intentional about preserving it as a place for business activity and community connection.

I support adding more residential opportunities in Jeffersontown, but they should be located in areas that are better suited for that type of growth. We can grow responsibly while protecting what makes our community work.

Sincerely,

Dan Wright, CPA

Payrite Accounting Services, Inc.

Payrite Investment Services, Inc.

10545 Watterson Trail
Louisville, KY 40299
Office: 502-409-7000
Cell: 502-338-1040
Fax: 502-409-7075
www.payriteaccounting.com

From: [Julie Wright](#)
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Monday, April 13, 2026 4:09:40 PM

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Abby.Bills@LouisvilleKY.gov

Case Number 25-DDP-0094

5 Story Apartment Building - 10619 Watterson Trail

Dear Louisville Planning and Design:

I have concerns about the proposed apartment development near Jeffersontown's historic district, along Watterson Trail near Bluebird Lane.

Traffic in that area is already a challenge. My daughter went to The Academy for Individual Excellence, located on Bluebird Lane, from pre-school through 12th grade and traffic was a problem then (2002-2019), and has only grown. Adding this huge development will only increase the traffic and be a danger to all the schoolchildren. In addition, there is a library and a Senior Center right at the corner. People that frequent those facilities will have more trouble with increased traffic. In the early morning and the afternoon, it is nearly impossible to turn left from Bluebird Lane onto Watterson Trail since the Commerce Park traffic exits this way.

If this development was located somewhere else with the roads that can handle the capacity, it would be much better for our community.

Sincerely,

Julie L. Wright
4514 Cornice Ct, Louisville, KY 40299

From: [Dennis Ulery](#)
To: [Bills, Abby](#)
Subject: Case 25-DDP-0094
Date: Monday, April 13, 2026 4:08:14 PM

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Ms. Bills,

As a life long resident of Jeffersontown, I am writing to let you know that I oppose the planned apartment building in the heart of J-town. Case #25-DDP-0094. I've lived here all my life and I oppose adding so much traffic onto Watterson Trail in the heart of old Jeffersontown. It would completely change the atmosphere of the historic area and we can't handle that much more traffic added, it's already congested enough as it is.

Sincerely,
Dennis Ulery

From: [Gina Ulery](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Monday, April 13, 2026 3:40:47 PM

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Hello,

I am opposing the plan to put the 5 story apartment building at Bluebird Ln and Watterson Trail. Traffic is congested as is in that area. There is not enough space for a complex or parking area.

[Sent from Yahoo Mail for iPhone](#)

From: [Jerry McCord](#)
To: [Bills, Abby](#)
Subject: Case number 25-DDP-0094
Date: Monday, April 13, 2026 3:09:15 PM

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I have been informed that this case number is in reference to a plan to build five-story apartment buildings at Watterson Trail and Bluebird Lane in Jeffersontown. I am opposed to these buildings due to the height and the additional traffic this will cause. In my opinion, this area is not suitable for any buildings taller than 2 stories but even that would create more traffic. This is supposed to be a historic district.

Jerry McCord

From: [Mary England](#)
To: [Bills, Abby](#)
Subject: Case 25-DDP-0094
Date: Monday, April 13, 2026 2:45:29 PM

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I object to this plan. The 5 story apartment building around Watterson Trail and Bluebird Lane. The area is already too congested.
Thank you,
Mary England
Jeffersontown resident

Sent from my iPhone

From: [Paula Ulery](#)
To: [Bills, Abby](#)
Subject: Case 25-DDP-0094
Date: Monday, April 13, 2026 2:06:55 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Sent from my iPhone
Ms Bills,

As a lifelong resident of Jeffersontown I am writing to voice my opposition to the proposed apartments in Jeffersontown case 25-DDP-0094. Traffic on Watterson Trail is bad enough now, without adding a 5 story apartment building. It would ruin the Historic town square atmosphere and I am opposed to this project.

Sincerely,
Paula Ulery

From: [R Nelson](#)
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Monday, April 13, 2026 1:32:56 PM

Caution: The sender name (R Nelson) is different from their email address (rnels05@hotmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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Hi Abby,

I am writing about the case number

25-DDP-0094 project that has been proposed for Jeffersontown area. I oppose it due to how large the project will be with the infrastructure of our current roads. There is already high volume traffic on Watterson Trail each day and to add more would cause cut throughs. Which would affect my neighborhood where my children like to play outside. The Library, Senior Center, AIE private school and Bluebird Gym that is located on Bluebird will get congested with more traffic. There is no light at that intersection.

Also there is no 5 story building at all in this historic area. It would go against the aesthetics of the area. Causing more of an eye sore with having 3 tall buildings going above everything else.

We do have apartment complexes near by this area.

So overall, I oppose the project of
25-DDP-0094.

Thanks for your time.

Rachel Nelson

Sent from my iPhone

From: [Karin Harle](#)
To: [Bills, Abby](#)
Subject: Case # 25-DDP-0094
Date: Monday, April 13, 2026 9:58:16 AM

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I have made Jeffersontown my home for 49 years. I have seen it grow over the years into a thriving community. I have seen businesses come and go. I have seen buildings lay vacant for years. The community has become more transient in the past few years.

I do not feel the 189-unit Bluebird Lofts is the right fit for this property. I feel that it will contribute to the traffic in the area causing more congestion. It will also affect the area businesses in a negative way, by adding an additional barrier to their business with the additional traffic and construction of the lofts.

I am proud to call Jeffersontown my home and have seen it grow. I think that it is time to reevaluate just how much more growth we need and to support the community we have.

Thank you,
Karin Harle
3410 Mardale Dr

From: [Tracey Riordan](#)
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Monday, April 13, 2026 9:08:07 AM

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Objection to case Number 25-DDP-0094. 5 story apartment building Bluebird and Watterson Trail, Jeffersontown KY 40299.

We live on Grand Ave and already struggle to get out of our street because of huge amount of traffic. It is almost impossible to turn left on to Taylorsville rd from Grand Ave to get to downtown Jeffersontown. If we take Bluebird, traffic is often backed up especially during rush hour or when the school lets out. Adding this amount of people to the mix will cause huge delays just to get out of our home area to anywhere. Traffic is already a nightmare and this will add undue hardships to those of living in this area, just trying to get out.

These apartments are not needed in that area, any development should be moved to outside of in town area that is less built up. We already have too many badly run apartment complexes in Jeffersontown that have attracted crime: Gangs, Drug trafficking and theft. We do not need more of this.

People who live in this area should have a say and not be overridden by some wealthy corporation just out to make money and has no interest in the negative impact this brings.

Please deny permission.

Tracey Riordan

From: [Laura Yancy](#)
To: [Bills, Abby](#)
Subject: Case # 25-DDP-0094 - OPPOSED
Date: Monday, April 13, 2026 9:03:06 AM

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Good morning,

I am a lifelong resident of Jtown and I am writing to voice my opposition of the proposed apartment complex next to Jeffersontown Library at Bluebird Ln and Watterson Trail. It's bad enough that all of the surrounding land is being swallowed up by big corporations, we want Jtown to keep its charm by NOT paving every piece of grass there it to throw up more apartments, storage units or car washes.

Please take into consideration the people that have lived in this town their whole lives and love it for what it is, not what it could be. Please do NOT build more apartments next to the library.

Thank you for your time

[Sent from Yahoo Mail for iPhone](#)

From: [Christie Pile](#)
To: [Bills, Abby](#)
Subject: Opposition to Case 25-DDP-0094
Date: Monday, April 13, 2026 8:50:00 AM

Caution: The sender name (Christie Pile) is different from their email address (strangeandunusualcustom@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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Dear Ms. Bills,

I am writing to formally oppose Case 25-DDP-0094, the proposed apartment development.

I live on Pelham Court, just two streets over from the proposed site, and will be directly impacted by this project.

My objections are based on several concerns. First, the introduction of high-density housing in this established residential area will increase traffic congestion and place additional strain on local infrastructure, schools, and public services.

Second, there is a strong concern that this development will negatively impact surrounding property values. Projects of this scale, when not properly integrated into existing neighborhoods, often disrupt community stability and long-term homeowner investment.

Finally, the environmental impact is already evident. Native mulberry trees have been removed in preparation for this project. These trees supported local wildlife and contributed to the natural character of the area, and their removal reflects a lack of consideration for the environment and the existing community.

I am not opposed to growth, but I am opposed to development that disregards the people and environment already here.

For these reasons, I respectfully urge the council to deny approval of Case 25-DDP-0094 or require substantial revisions that address density, environmental preservation, and community impact.

Sincerely,

Christie Pile

Pelham Court Resident

From: [Dock, Joel](#)
To: [Bills, Abby](#)
Subject: FW: Contact the Office of Planning [#1089]
Date: Monday, April 13, 2026 8:18:57 AM

For the record

Joel P. Dock, AICP
Planning Manager
502-574-5860

From: Contact the Office of Planning <no-reply@wufoo.com>
Sent: Sunday, April 12, 2026 7:47 PM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: Contact the Office of Planning [#1089]

Name	Sydney Smith
Email *	sydneys5280@gmail.com
Subject	About the future apartment complex on Bluebird Lane
Comment *	Hello. I grew up in Jeffersontown, and the apartment complex in question that's about to be built is close to my high school I graduated from in 2015 near Bluebird Lane. Having a complex there would be unethical. You're near a senior care home and a library as well, making a building will cause a disturbance around everyone. Please don't move forward for this project.

|

From: [Dock, Joel](#)
To: [Bills, Abby](#)
Subject: FW: Contact the Office of Planning [#1088]
Date: Monday, April 13, 2026 8:18:21 AM

I believe this is for you.

Joel P. Dock, AICP
Planning Manager
502-574-5860

From: Contact the Office of Planning <no-reply@wufoo.com>
Sent: Sunday, April 12, 2026 6:11 PM
To: Dock, Joel <Joel.Dock@louisvilleky.gov>
Subject: Contact the Office of Planning [#1088]

Name	Patrice Southard
Email *	Plwsky@hotmail.com
Subject	Patterson Trail and Bluebird Lane
Comment *	We the Citizens of Jeffersontown do not want a five story apartment complex by our Beloved Senior Center and Library. This will be a traffic nightmare. Please leave Jeffersontown Alone!

From: [Randy Lawson](#)
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Sunday, April 12, 2026 11:48:30 PM

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Ms. Bills

Recently I learned of a proposed development, Case # 25-DDP-0094 that is seemingly being fast tracked to avoid public review and comment. Three five story apartment buildings are being proposed for the corner of Watterson Trail and Bluebird Lane. This project is why you planning and zoning folks are extremely important and a necessary step in the process.

Honestly it does not take folks with your knowledge and experience to recognize the red flags that this proposal raises. Anyone that lives or commutes through this area can testify that there is no room for the additional traffic this project would bring to Watterson Trail and Bluebird Lane and possibly Grand Avenue. A quick look at Watterson Trail will also reveal there is no room for widening or reconstruction even if all parties agreed it was needed. A legitimate traffic study should be required prior to any consideration of this project.

Watterson Trail commuter traffic makes navigation to businesses and even residential areas very difficult. The local businesses currently take the blunt of that traffic morning and afternoon. These folks are not stopping to shop or eat they are simply passing through. Rather than complete a paper review it is hoped that if you are not familiar with the area you will come take a look.

Bluebird Lane is the home of a school with students from day care through 12. What makes that a factor is the fact that the street, in its current state, is barely adequate. The school provides no bus service. All the students are dropped off and picked up. While the school does a good job trying to manage on site traffic the fact remains that this is their only means of entry and exit. It is also the only means of entry for emergency responders should they be needed. This proposal includes 189 units and 300 ± parking spaces which will strain the current ingress and egress.

Where will the runoff from this project and all that pavement go? Current draining design will require the piping of all ditches. Who manages and pays for that?

The nursing home next door will most likely be affected negatively by the extra noise and lighting.

The dense apartment population will increase crime and the demand on public and emergency services.

A part of the review process by planning and zoning is to determine if a project is a good fit for the site or location. It is not difficult to demonstrate that based on the increased density, increased traffic and inadequate infrastructure this project is not a good fit. It is hoped that the concerns of the local businesses and especially the residents in the area are important as a dollar in the pocket of a developer or lawyer who don't live in or frequent this area

The project has nothing positive to offer or contribute to the City of Jeffersontown. As nearby resident I ask that you folks send the Jeffersontown City Council a negative recommendation.

Thank you for your consideration

Randy Lawson
10714 Old Taylorsville Road
Jeffersontown, Ky 40299
502 502-639-3867

From: d13322@aol.com
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Sunday, April 12, 2026 11:24:09 PM

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Hello Abby,

This statement is in regard to the proposed five-story buildings to be built on the corner of Watterson Trail and Bluebird Lane.

If the Metro Planning and Zoning Department were to visit the site in person, rather than relying solely on plans, they would see that this structure would be located in the middle of an already heavily utilized area. The surrounding properties include a nursing and rehabilitation facility, a senior living community, and a private K-12 school. The school does not provide transportation, resulting in daily private drop-off and pick-up traffic of all students.

The addition of a multi-story apartment complex will significantly increase traffic congestion in an area that already experiences bumper-to-bumper conditions along Watterson Trail. The current road infrastructure including the roads bordering the front and side of the property is not sufficient to handle the increased traffic volume that such a development would generate. This will likely lead to severe congestion and potential safety concerns.

Furthermore, the proposed development does not align with the character of the surrounding area. Existing structures are established facilities, and a multi-level apartment complex would be out of scale and inconsistent with the current aesthetic. In this area structures exceeding two stories are not compatible with the surrounding environment.

In summary this area cannot accommodate a development of this size and density. The proposed project would contribute to increased traffic, population strain, and infrastructure challenge, while also negatively impacting the visual character of the community.

Thank you for your time and I hope you give my opinion some

consideration.

Debbie Lawson
Coldwell Banker/McMahan
502-599-7961
Residential & Commercial
Relocation Specialist

NOTE: The sender of this email/text does NOT intend to conduct a real estate transaction electronically and all electronic communications involving this transaction are NOT intended to create an electronic record. The inclusion of my name or contact information is NOT intended as an electronic signature. Any binding agreement must be signed by the clients in person, by facsimile, or via Authentisign, Digisign, DocuSign or Dotloop.

WIRE FRAUD IS REAL: In a real estate transaction, never wire funds or accept instructions to wire funds without talking to me personally on the phone or any other individual with whom you are transferring money to.

From: [Myles](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Sunday, April 12, 2026 9:43:24 PM

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Dear Ms. Abby Bills,

I am writing to formally voice my strong opposition to the proposed five-story apartment development at the intersection of Bluebird Lane and Watterson Trail in Jeffersontown, KY.

As a resident of this area, I have serious concerns about the impact this development would have on our neighborhood. A project of this scale appears not only out of character with the surrounding community but also raises issues regarding increased traffic, strain on local infrastructure, and overall neighborhood compatibility.

The intersection of Watterson Trail, Bluebird Lane, & Grand Avenue is already sensitive in terms of traffic flow and safety, more-so evident in the last 10 years. Adding a high density multi-family housing is just creating additional safety concerns for both drivers and pedestrians. And would be a disservice to the community of Jeffersontown.

I respectfully ask that this proposal be carefully reconsidered, and that the concerns of existing residents be given significant weight in the decision-making process.

Thank you for your time and consideration.

Sincerely,
Myles Anderson
(502) 648-9012
anderson.myles.t@gmail.com

From: [Bonnetta Stanfield](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Sunday, April 12, 2026 9:20:27 PM

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Sent from my iPhone
Dear Zoning Board Members,

I am writing to express my strong opposition to the proposed apartment complex in our neighborhood.

First, the development raises serious traffic and safety concerns. The proposed complex would generate excessive traffic in an area that is already struggling. This increase in traffic would create unsafe conditions for residents, pedestrians, and families in the area.

Additionally, the scale of the project does not align with the character of our neighborhood. A five-story building is significantly out of proportion with the surrounding single-family homes and would disrupt the existing community aesthetic and environment.

For these reasons, I respectfully urge the board to reconsider approval of this project.

Thank you for your time and consideration.

**Sincerely,
Anna Welch
10519 Old Taylorsville Road**

From: [Kaitlyn King](#)
To: [Bills, Abby](#)
Subject: 25-DDP-0094
Date: Sunday, April 12, 2026 9:16:14 PM

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Hello,

I am emailing about case 25-DDP-0094, which is about an apartment complex potentially being built in Jeffersontown. I live on Park Ave and understand the need for affordable housing. I do object to it being put in my historic neighborhood which should be protected from this kind of thing in order to preserve the character of the community. With the amphitheater being built, traffic in our neighborhood is already difficult and I'd hate to see it increase even more. Thank you for your time.

Sincerely,
Kaitlyn King

From: [Kayla Beachy](#)
To: [Bills, Abby](#)
Subject: Case 25-DDP-0094
Date: Sunday, April 12, 2026 9:01:09 PM

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I am writing to share my objection to the proposed project in Jeffersontown with case number 25-DDP-0094. This proposed apartment building will bring more traffic to an already heavily congested area. The infrastructure in this historic area cannot be built upon to support more apartments along with all the through traffic already coming through the area. Also, this is right next to the historic district of Jeffersontown City. This does not fit into the small town/historic feel Jeffersontown prides itself on. They have also torn down NATIVE MULBERRIES in preparation of a project, this hurts the native landscape and prevents native birds, pollinators and other wildlife. I say NO to the project. Any size apartment building in this area is not wanted, needed or welcome.

Thank you,
Kayla Beachy

From: [Stephen Coyle](#)
To: [Bills, Abby](#)
Subject: CASE NUMBER 25-DDP-0094
Date: Sunday, April 12, 2026 8:38:35 PM

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Subject: Opposition to Case 25-DDP-0094 – Bluebird Luxury Lofts at 10619 Watterson Trail

Dear Ms. Bills,

I am writing as a resident of Louisville (Council District 11) to formally express my strong opposition to the District Development Plan application ****25-DDP-0094**** for the proposed Bluebird Luxury Lofts multifamily development at 10619 Watterson Trail.

My primary concerns with this project are:

- ****Increased traffic and safety issues****: Watterson Trail already experiences heavy traffic in this area. Adding more apartments would significantly increase daily vehicle trips, potentially worsening congestion, turning movements, and pedestrian safety risks at nearby intersections and driveways.
- ****Strain on local infrastructure****: The additional density could overburden existing roads, utilities, stormwater systems, and public services in the neighborhood.
- ****Impact on neighborhood character****: This large-scale multifamily development on approximately 5.5 acres does not align with the current scale and character of the surrounding area. It may lead to reduced property values and quality of life for nearby residents. Don't forget there is high concern for increased crime.
- ****Loss of green space / environmental concerns****: The site conversion would reduce permeable surfaces and tree canopy, increasing flooding risks and decreasing the suburban feel of the community.

I respectfully request that Planning staff and the reviewing bodies (including any IARC or committee review) carefully consider these impacts and deny or significantly modify the proposal to better protect the existing neighborhood. At a minimum, I urge stricter conditions on traffic studies, buffering, landscaping, and density reductions.

Thank you for your attention to this matter and for the opportunity to provide public comment. Please add my name and email to the official record for Case 25-DDP-0094. I would appreciate confirmation that my comments have been received.

Sincerely,
Stephen Coyle
3503 Marlin Dr, Louisville, KY 40299
smcoyle@gmail.com

From: [Jackie Shamblen](#)
To: [Bills, Abby](#)
Subject: Objection to Proposed Construction at Bluebird Lane in Jeffersontown
Date: Sunday, April 12, 2026 7:47:45 PM

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Hello,

My name is Jackie Shamblen and I am writing to vehemently oppose the proposed construction of "Bluebird Lofts" in Jeffersontown. I am a teacher at AIE on Bluebird Lane and can confirm that this will add unforeseen difficulties to an already challenging and crowded traffic situation.

There are 3 issues that become evident when looking at this proposed project. With the security of our children as a central concern, I am drawing your attention to these issues. In addition, I am shocked at the lack of transparency and attention being directed towards the community as a whole.

Issue 1: Traffic Congestion and Accessibility — The addition of this large multi family development will add exponential traffic congestion to the Watterson Trail and Bluebird Lane corridors. During high traffic times, turning onto Watterson Trail is near to impossible in its current form. The additional traffic redirection will also negatively impact surrounding homes and businesses.

Issue 2: Safety— Area apartment complexes are becoming increasingly unsafe. The increase in police incidents in neighboring apartment complexes is notable. The safety of our students, school campus, and its sheer proximity to this development give pause to the appropriateness of its location.

Issue 3: Footprint and Function—— Developing a FIVE STORY multi family structure so near to the historic center of Jeffersontown will negatively impact the skyline, property value, and historic function of the area. There are no closely designed structures in the immediate area that leave such large and imposing footprint.

In closing, while multi family housing is needed in our area and community, this proposal, its lack of community support, and blindness to the negative impacts that will result are not the right solution for Jtown. I would ask the designer to approach any future development plans by asking for input and feedback from the surrounding community, rather than pushing things through in the process.

Respectfully,
Jackie Shamblen

From: [Jaime Hiddinga](#)
To: [Bills, Abby](#)
Subject: Case number 25-DDP-0094
Date: Sunday, April 12, 2026 7:33:18 PM

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Re: CASE NUMBER 25-DDP-0094

I am a resident of Jeffersontown, and I strongly object to the proposed building of a new apartment community in the heart of JTown. It will cause far more traffic congestion in an area already overburdened with congestion. It will not enhance the historical aspects of JTown which we currently enjoy, but will rather detract from it. This is a bad idea, and I encourage the city council to reject the proposal.

Thank you for your understanding.
Jaime Hiddinga

From: [Amanda Hightower](#)
To: [Bills, Abby](#)
Subject: Case #25-DDP-0094 Jtown Bluebird Lane/Watterson Trail
Date: Sunday, April 12, 2026 3:27:22 PM

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 IMG_7575.mov

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 IMG_7601.png

 IMG_7602.png

Dear Abby,

My name is Amanda Hightower, and I reside at 10509 Park Ave., Louisville, KY 40299. My home is located very close to the site of the proposed development in Jeffersontown, and I am writing to formally express my strong opposition to this project.

I have several significant concerns regarding the impact of this development:

- Traffic and Safety: While I understand a traffic study suggested there would be no issues, I have attached videos showing the significant congestion in this area during peak commute times. The existing thoroughfare is already overburdened. Furthermore, the study likely failed to account for the school bus and car-rider traffic on Bluebird Lane. This project poses a serious risk to pedestrian and family safety.

- Infrastructure and Environment: Our current infrastructure is sensitive; a recent road washout took three months to repair. I am concerned about the effect this density will have on drainage and environmental systems. Additionally, the development will further displace local wildlife and destroy natural habitats.

- Community Character: This proposal threatens the "small town vibe" of Jeffersontown. Claims that there is a shortage of apartments in the area are inaccurate, as several complexes already exist. Furthermore, the blueprints show insufficient parking for residents, which will inevitably lead to overflow parking on residential streets.

- Public Services and Property Values: I am concerned about the strain this increased population will place on public works and community services. As a property owner, I object to the potential increase in taxes to fund services for a development that does not benefit the current residents. I also have serious concerns regarding the impact on my property value.

As a former insurance professional, I view this proposal as a high-risk venture that neglects the well-being of the existing neighborhood. It is disappointing to see continued attempts to commercialize and rezone this area against the wishes of the community; twice in 6 months.

I plan to attend the meeting this Wednesday at 1:00 PM along with many of my neighbors to further discuss these points.

Thank you,

Amanda Hightower

Ps-The files are attached are in order as-3 short videos of traffic at that area and the two images are what the area looks like now vs an AI image of roughly what the development might look like. If you have any issue with the files let me know.

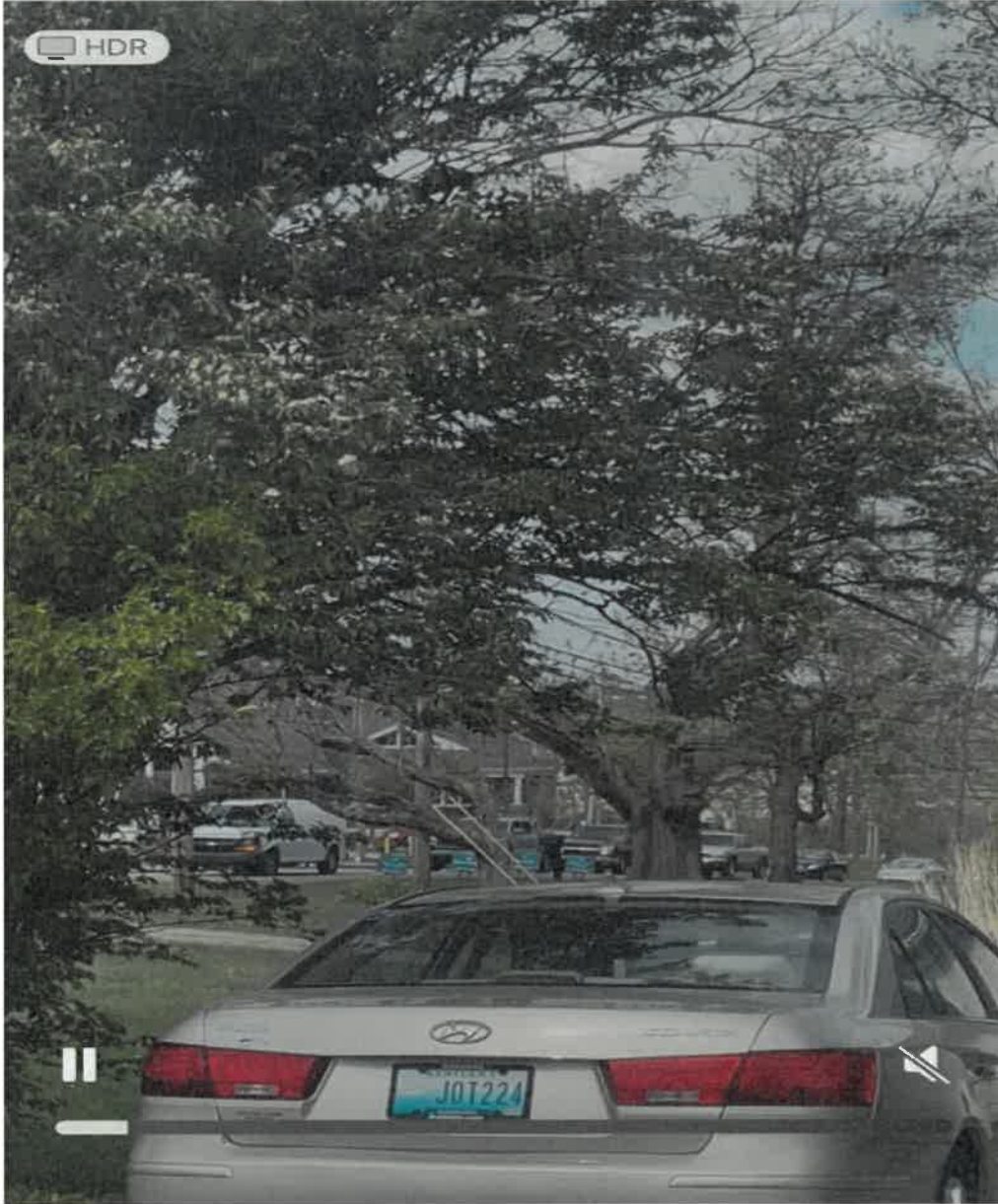
5:05



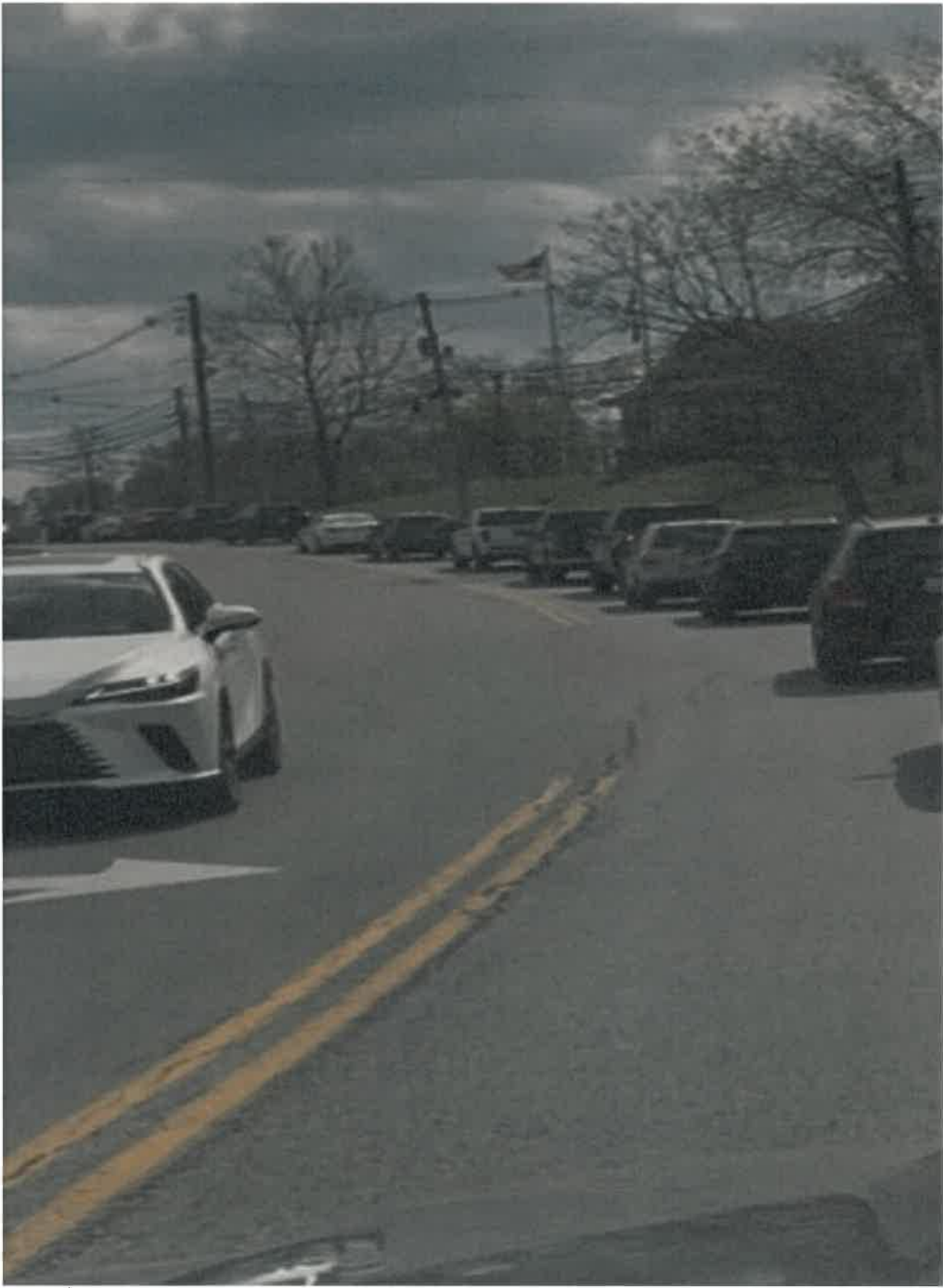
Friday
3:58 PM



HDR



Amanda Hightower
Received 4/12/2024



Amanda Hightower
Received 4/12/2020



Amanda Hightower
Received 4/12/2022

From: [Thomas Maier](#)
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094 Jeffersontown Building Proposal
Date: Sunday, April 12, 2026 10:28:01 AM

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Dear Ms. Bills:

I have been a resident of Jeffersontown Kentucky since 1984. I vehemently object to the construction of the 5 story apartment community on Blue Bird and Watterson Trail. CASE NUMBER 25-DDP-0094

The impact of this on our community will cause added traffic congestion to this small area. We are already experiencing extreme traffic congestion from people using this area as a cut through from the industrial area surrounding us. It is becoming hazardous do to this additional traffic. The infrastructure of this community will not support this project.

Also, the erection of a 5 story complex will forever change the landscape of the historic district in the heart of Jeffersontown. Our community is a quaint town of which its' citizens enjoy. We do not want our community to turn into a Highlands or St. Matthews population. Slowly our community is being changed by new construction of industrial sites. We want our area left alone!

We ask Metro to please cease any further consideration of using this area to build this complex. I feel confident that there are other areas in Jeffersontown that would accommodate this complex without destroying the historical value of the area.

Sincerely
Tom Maier
Jeffersontown Resident

From: [Joshua Scott](#)
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094, Watterson Trail and Bluebird Lane
Date: Saturday, April 11, 2026 3:27:26 PM

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Dear Members of the City Council,

I am writing to express my concern regarding the proposed development of five-story apartment buildings across from the library. As someone who values the character and livability of this part of our community, I hope the Council will carefully consider the impact this project could have on the surrounding neighborhood.

The existing area is made up primarily of single-family homes and smaller residential buildings that are one or two stories tall. Introducing several five-story apartment structures would represent a significant change in scale and density that does not align with the established character of the neighborhood. Developments of this height would visually dominate the surrounding homes and alter the feel of the community in a way that many residents find concerning.

Traffic is another important issue that deserves careful evaluation. A development of this size would substantially increase the number of residents and vehicles in the area. The nearby roads already experience periods of significant congestion, and adding hundreds of new residents could create additional strain on intersections, parking, and neighborhood streets.

These concerns are heightened by the anticipated traffic changes associated with the new amphitheater planned at the other end of the neighborhood. Event traffic and visitor parking could significantly affect local traffic patterns. Without a clear and thorough plan for managing these impacts, residents may face considerable congestion and safety challenges.

I respectfully encourage the City Council to reconsider the proposal in its current form and to work toward development solutions that address housing needs while also preserving the character and functionality of existing neighborhoods.

Thank you for your time and for considering the perspectives of community members.

From: [Rachel Scott](#)
To: [Bills, Abby](#)
Subject: Proposed 5-Story Apartment Buildings at Watterson Trail and Bluebird Lane
Date: Saturday, April 11, 2026 2:49:12 PM

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Dear Members of the City Council,

I am writing as a resident of Jeffersontown to express my opposition to the proposed construction of five-story apartment buildings across from our neighborhood. I live on Bruners Way, which accesses Watterson Trail at the proposed location for this new construction.

Our community is composed almost entirely of single-family homes and small-scale multifamily structures, primarily one- and two-story buildings. The introduction of five-story apartment buildings would represent a dramatic departure from the established character and scale of the area. Developments of this height and density would fundamentally alter the visual and residential fabric of the neighborhood, creating an imbalance between existing homes and the proposed structures. This type of development is simply incompatible with the surrounding built environment.

Beyond the issue of scale, there are also significant concerns regarding traffic and infrastructure. Increasing residential density to the degree proposed would inevitably lead to a substantial increase in daily traffic. The roads surrounding our neighborhood were designed to accommodate the current level of residential use and already experience congestion at peak times. Introducing a development with potentially hundreds of additional residents and vehicles would place further strain on local streets, intersections, and parking availability with very limited availability for expansion in these areas.

These concerns are further compounded by the anticipated changes in traffic patterns associated with the planned amphitheater development at the other end of the neighborhood. With event traffic, rideshare activity, and increased pedestrian flow expected in the area, it is difficult to understand how the existing infrastructure will safely and efficiently accommodate both developments simultaneously. Without comprehensive planning and traffic mitigation strategies, residents may face serious congestion, safety concerns, and reduced quality of life.

I want to be clear that I support thoughtful efforts to expand housing availability and affordability in our region. Affordable housing is an important goal for our community. However, the scale and density of the current proposal do not reflect responsible planning within the context of this neighborhood. Development that is more consistent with the existing character of the area, such as smaller-scale multifamily housing, townhomes, or lower-rise buildings, would be more appropriate and would allow for growth without overwhelming the surrounding community.

I respectfully urge the City Council to carefully consider the long-term impacts of this proposal and to reject the current plan as presented. Instead, I encourage the Council and developers to pursue solutions that address housing needs while also respecting the scale, infrastructure capacity, and character of the neighborhoods they affect.

Thank you for your time, your service to our community, and your consideration of resident concerns.

Sincerely,

Rachel Scott

From: [Paula Evans](#)
To: [Bills, Abby](#)
Subject: Case Number 25-DDP-0094
Date: Saturday, April 11, 2026 12:12:42 PM

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ATTENTION: JEFFERSONTOWN RESIDENTS

It has recently been brought to my attention that there are plans to build a (5) five story apartment community in the heart of Jeffersontown. The location will be around Blue Bird and Watterson Trail. I have spoken to neighbors in our area concerning this matter. As a citizen of J-town I am concerned as are others in our community about this proposed project. This will cause more congestion in an area that already experiences traffic congestion. Also it will diminish the standards of living of a charming and historical community that we have come to enjoy. The area we reside in is specifically defined as historical by the arches that have been erected in the area.

We do not need the additional congestion in Jeffersontown especially during morning and evening work hours. Our streets are congested enough and the Department of Transportation has done nothing to alleviate that.

If you do not believe that I would suggest you travel to Jtown between 7-830 am and between 4-530 pm.

Additionally I believe that would make that the tallest structure in the area in our historical town and it would stand out like an eyesore.

Please reconsider this approval for this building.

Case Number 25-DDP-0094

Respectfully,

Paula P. Evans
Citizen of Jeffersontown for 37 years

From: [Tia](#)
To: [Bills, Abby](#)
Subject: Case number 25-DDP-0094
Date: Saturday, April 11, 2026 9:04:12 AM

Caution: The sender name (Tia) is **different from** their email address (ladyt2374@gmail.com), which may indicate an impersonation attempt. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

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Hello,

I am writing to express my concern with the potential build of a 5 story apartment building in j town near bluebird/watterson trail. As a citizen, i am concerned about this project due to traffic congestion in an already small community while also diminishing the standards of living that our community has (quiet, quaint, safe).

I oppose this build. I can be reached at this email if needed.

Tianna W

From: [CAN Inc](#)
To: [Bills, Abby](#)
Subject: Case number 25-DDP-0094
Date: Friday, April 10, 2026 12:54:54 PM

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My name is Ruthie Maier. I am a Jeffersontown, Kentucky resident. This email to to voice my strong objection to the proposed building of an apartment community in my area on Waterson Trail.

Jeffersontown is supposed to be a historical district. There are arches placed in the area reflecting that the area is the HISTORIC DISTRICT of Jeffersontown. Building an apartment community right in the heart of the historical district of Jeffersontown will ruin the historical value of our area. As of now this area is a quaint little country town and once this building is put in the center of it, it will ruin the charm that the people of Jeffersontown have so long enjoyed. This area is already congested due to traffic that cuts through the area from the industrial area bordering us. This will only create more havoc and congestion than we already experience. After speaking to many of my neighbors, most oppose this. We do not want the added congestion to this area nor do we want to lose the quaintness of our neighborhood. WE WANT TO KEEP THE HEART OF JEFFERSONTOWN HISTORICAL!

Please DO NOT CONTINUE WITH THE BUILDING OF THIS COMPLEX.

Most Sincerely,
Ruthie Maier
Jeffersontown Resident

From: [Beth Wilder](#)
To: [Bills, Abby](#)
Subject: Case number 25-DDP-0094
Date: Tuesday, April 7, 2026 8:07:57 PM

This is the first time you received an email from this sender (sbethwilder@gmail.com). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

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Dear Ms Bills,

This is in regard to case # 25-DDP-0094, a planned development of 5-story apartments at the corner of Watterson Trail and Bluebird Lane in Jeffersontown.

I live and work very close by, and I am completely opposed to this development.

Aside from the fact that 5-story buildings are not seen in or around our town square (3-story is the tallest), we do not want or need that huge a number of people on these already-overcrowded roads.

I live one mile down the road, and it takes me 20 minutes to get home. I have to pull off Bluebird Lane onto Watterson Trail every day, and it is a nearly impossible task. Bluebird backs up every day with people simply waiting to be allowed to pull out onto Watterson Trail. Not to mention the fact that Jeffersontown is growing so fast, it is losing all its charm. We do not want or need this development, and we citizens are tired of having strangers thrust upon us, ruining the charm and family-nature of our town.

Thank you for your time,

Beth Wilder

10105 Watterson Trail
Jeffersontown, KY 40299
(592)921-6637