

St. Germain, Dante

From: badbandmama@aol.com
Sent: Thursday, December 12, 2019 7:05 PM
To: Kevin.kramer@public.govdelivery.com
Cc: Harrington, Scott; St. Germain, Dante
Subject: Proposed rezoning of intercession of Watterson Trail and Stoneybrook Dr. 40299

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In an email to follow, will be a few pictures of some of the many concerns regarding the rezoning of the above said property.

2 pictures will show concerns regarding more water run off of above said property with more housing units than in an R4 zoning. These pictures reflect just a small rainfall that occurred in November of Thanksgiving 2019. Imagine how much more of this flooding will be in the spring and summer!

Other pictures reflect traffic conditions where there are blind areas, and excessive traffic where side road traffic can not merge into main roadways. With a rezoning, this will only increase traffic REGARDLESS of any entrance or exit revisions to proposed property.

And one last picture , this is one of MANY pairs of a Red Tail hawks who reside on adjacent wildlife bat habitat property

Property owner purchased said above property under the zoning of R4. With the GREAT purchase price, property owner should be satisfied with building single family homes that it is zoned for.

Thank you for your consideration of not changing zoning of above property at Watterson Trail and Stoneybrook.

Sincerely,
Tammy Heavrin
Resident 8800 Brookwillow Dr. 40299

St. Germain, Dante

From: Harrington, Scott
Sent: Monday, December 2, 2019 12:35 PM
To: swindshieldtime@aol.com; St. Germain, Dante
Subject: RE: Contact Councilman Kevin Kramer [#807]

Mr. Heavrin,

I'm forwarding your comments to the case manager, Dante St. Germain, so she can add them to the official record of 19ZONE0016.

Thank you!

Scott



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

phone: 502.574.3456
fax: 502.574.4501
email: scott.harrington@louisvilleky.gov

City Hall
601 West Jefferson Street
Louisville, Kentucky 40202

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Thank you for the opportunity to serve!

From: Councilman Kevin Kramer <no-reply@wufoo.com>
Sent: Sunday, December 1, 2019 6:21 PM
To: Kramer, Kevin <Kevin.Kramer@louisvilleky.gov>; Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Subject: Contact Councilman Kevin Kramer [#807]

Name* Steve Heavrin

Address 

* 8800 Brook Willow Dr.
Louisville, Kentucky 40299
United States

Phone (502) 599-0252

Number

*

Email* swindshieldtime@aol.com

Comments*

Concerns about possible rezoning at Stony Brook and Watterson Trail.

My thoughts are that when the owner purchased the property he knew that it was zoned single family residential. The property is zoned for 11 single family dwellings. There is not a need to have multi family housing at this location. Doing so will open up the remaining properties for sale in this area to be rezoned multi family as well. Watterson trail cannot handle the additional traffic pressure that will result from adding multi family housing to this area.

I believe there should be an area development survey to study the impact of additional traffic in this area resulting from new multifamily projects before making any zoning changes.

Land Development & Transportation Committee
Detailed District Development Plan
19-ZONE-0016
19-ZONE-1037
Smith Watterson Trail Condominiums
4305 Stony Brook

DISCUSSION POINTS-

Traffic- Watterson Trail / Stony Brook handles Bluegrass Industrial Park through traffic to:
Fern Creek (To Bardstown Road via Southbound Hurstbourne Lane)
Okolona (To Bardstown Rd to Hurstbourne/Fern Valley Rd via Southbound Hurstbourne)
Buechel & points west (to Bardstown Rd via Watterson Trail)
Eastern Jefferstown/Hikes Point (to Hurstbourne via Watterson Trail)

Traffic- Hazard posed by one point on Entrance/Egress

Traffic- "Cut through" and "Turn Around" traffic imposed on Hillridge Subdivision (Collingwood),
Brookhurst Subdivision (Brook Willow) and Stony Brook Residents (4200 block)

Traffic- Second Entrance/Egress onto Watterson Trail (5 available lots to make second drive)

Zoning- Why R-6 and not R5A?

Zoning- 1.62 acres or 2.14? Planning to build more in future?

Lighting- Residential area with very few lights- next commercial lighting:

Walgreens to west
Watterson Trail Church of Christ to East
Stony Brook Child Care to South
Intersection of Six Mile Lane to North

Drainage- Fern Creek (actual creek) swells & rushes out of bank as is. Will basin mitigate added water?

Purpose- Marketing to Seniors as relayed at community meeting, with 3 levels (including garage)?

Is that still the plan with multi levels.

What is to keep it from being changed to apartments?

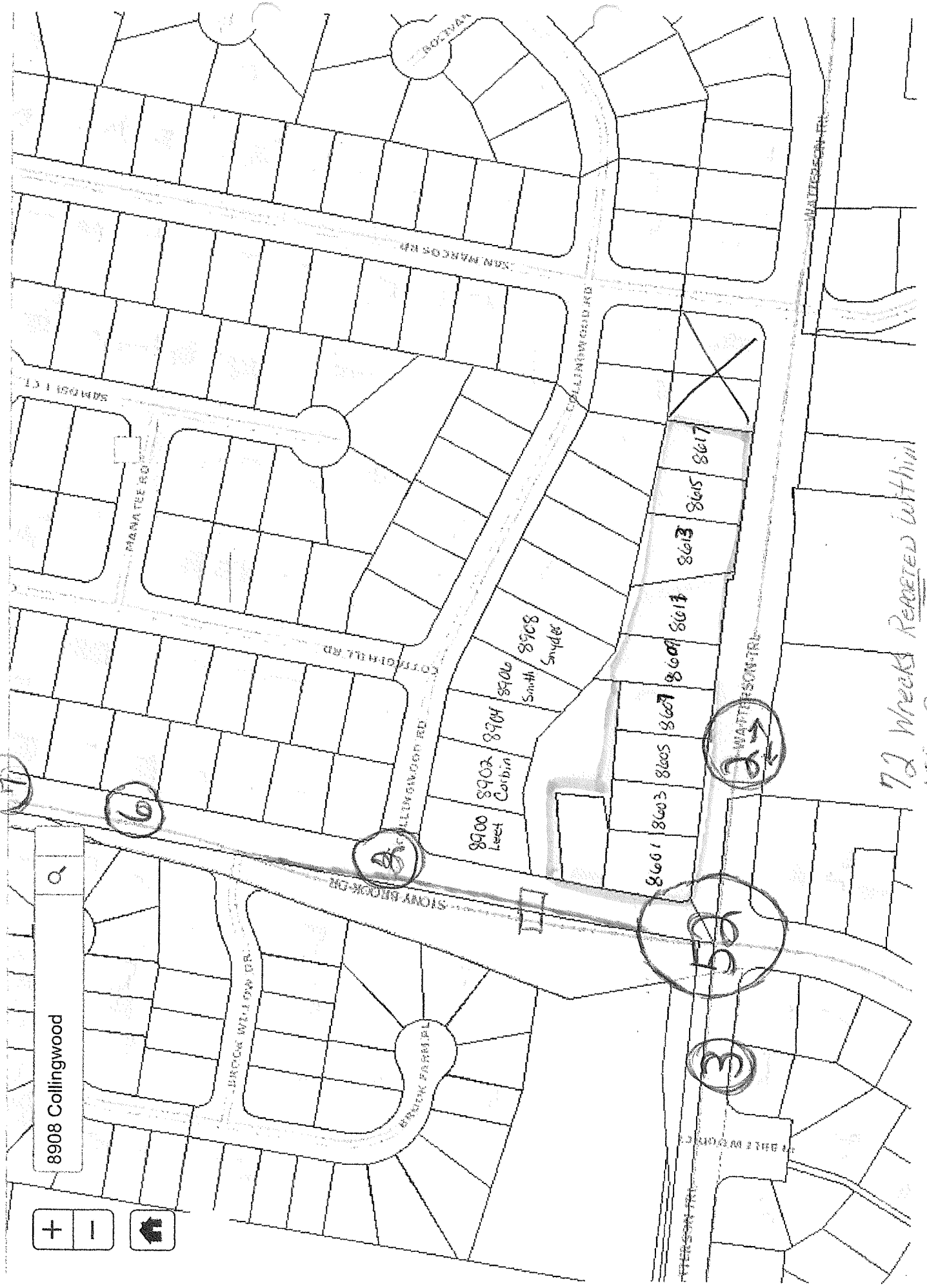
Presented by;
Cathy Snyder
8908 Collingwood Rd
Louisville Ky 40299
Cathy.bannersplus@gmail.com
502-797-3931
Hillridge Subdivision Resident

Submitted @ 9/12/19 LD: T
- CC

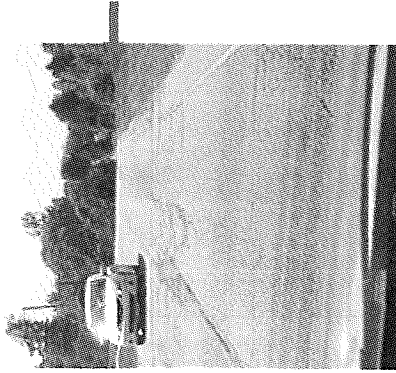
Original Path Stoney Brook Bridge

Proposed Development # Wrecks

Smith's Land



72 Wrecks Removed within 1586 Feet of intersection 2010 - 2017



Southbound view toward Watterson Trail Condos (WTC) From 4 way stop cars pick up speed nearing hidden drive (Collingwood) to left



Southbound view toward WTC Lower black mailbox sits in center of the original path of road prior bridge reconstruction. Collingwood, sits in dip, HIDDEN.



Point of left turn onto Collingwood. WTC existing drive marked by arrow upper right close to intersection



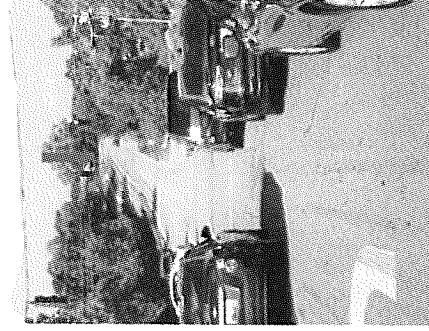
Southbound traffic speeds up at prior to this point to beat light, posing a hazard to Collingwood and WTC



Hillridge residents' restricted South view when turning



Hillridge residents' restricted North view when turning due to blind hill.



Illustrative of hill that Northbound traffic speeds down to beat the light putting them right on (WTC)'s drive at high speed

Note: In addition to Traffic hazards for residents of WTC, & Hillridge Subdivision (Collingwood) , Brookhurst Subdivision sits at top of the blind hill on the west side of Stony Brook and also has a dangerous situation.

If a right turn only exit exist at WTC, it will force those drivers wanting to go South, East or West (75% of their traffic) to cut through Hillridge & Brookhurst subdivisions and/or use those resident's drives as turn arounds.

From: Cathy Snyder
Sent: Wednesday, September 11, 2019 5:36 PM
To: APICS
Subject: FW: Sept 12th- Watterson Trail Condos

From: [relaxingbanker](#)
Sent: Tuesday, September 10, 2019 11:32 AM
To: cathy.bannersplus@gmail.com
Subject: FW: Sept 12th- Watterson Trail Condos

Cathy

Unfortunately I leave for New Hampshire Thursday morning and cannot attend the meeting.

Here is a brief summary:

We have had 4 head on accidents in front of our house in the past 15 years. 2 of which happened in the past 2 years. One several years ago was a fatality.

At the top of the hill the road shifts about 20 feet so that when they replaced the bridge 20 years ago at the bottom of the hill they could build the new one right next to the old bridge to maintain traffic in the process. The road was adjusted to meet up with the new bridge.

The lane shift on the blind hill top is not noticed and cars hit each other. The one way exit from the new development points cars to this shift less than 100 yards away.

My bigger concern is that should they not turn down Collingwood when they need to go south, and add to your traffic, they will use my driveway as a turnaround. My driveway is extra wide at the road and is the next spot past Collingwood. It would be a perfect spot for someone wanting to go left out of the development to use since the exit plan only allows right turns. It heightens the potential for more accidents on the hill. Personally, my aging asphalt drive does not need that traffic and I don't want to dodge cars on my property.

I am an advocate for the development but want it done it a way that the neighbors are not subsidizing traffic concerns with neighborhood streets not designed for through traffic and personal property.

Finding a left turn solution onto Stony Brook Dr or opening an entrance/exit on Wayterson Trail seems reasonable.

Chris Reece
4207 Stony Brook Drive
40299

Sent from my Samsung Galaxy smartphone.

----- Original message -----

St. Germain, Dante

From: David Elder <delder502@gmail.com>
Sent: Thursday, September 12, 2019 10:06 AM
To: St. Germain, Dante
Subject: Stonybrook development

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Mr. St. Germain,

We have serious concerns regarding the proposed development at Watterson Trail & Stonybrook Drive. I realize there is little we can do to stop any development but our two main concerns are traffic and the type of development planned. We live on Collingwood Road, just behind the area in question. With one exit onto StonyBrook, drivers will use Collingwood to circle back to Watterson Trail via San Marcos Rd. Traffic on Collingwood is bad enough now, with drivers constantly exceeding the speed limit. This is a small residential road and does not need to become a cut through. Is it possible to have a 3-way stop sign at Cottage Hill Rd installed? This would help slow those who constantly fail to observe the speed limit. Also, during heavy rains, water does not drain fast enough at the low point in front of our house, creating a muddy mess and presents a danger if traffic increases. We are also concerned about the type of development planned. Most of our homes are valued in the \$200-300k range and rental or apartment buildings would only decrease our values. Most of us in this area are retired and need our property values maintained, period. Please consider these concerns going forward.

Regards,

David & Debra Elder
8907 Collingwood Rd
Jeffersontown, KY 40299

St. Germain, Dante

From: Judy Mize <judy_mize@bellsouth.net>
Sent: Wednesday, September 11, 2019 4:32 PM
To: St. Germain, Dante
Subject: 4305 Stony Brook Drive - 19-ZONE-0016

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Dante,

We will not be able to be at the land development and transportation committee meeting tomorrow concerning the proposed development at 4305 Stony Brook Drive, Case # 19-ZONE-0016. However, we would like to reiterate our concerns about this proposed development. We emailed you on June 21, 2019, with our concerns and you said you would add our email to the file. It appears that the development plans are still the same with 21 units and only one entrance and exit onto Stony Brook Drive. Our concerns are still the same pertaining to the density and increased traffic that this will add to an already dangerous area. Adding potentially 42 additional vehicles that close to the intersection of Watterson Trail and Stony Brook Drive, and the increase in traffic cutting through the Hillridge Subdivision to get to the Jeffersontown proper area and to Bardstown Rd is a recipe for disaster. There are already way too many accidents at that intersection. It is also extremely difficult to get into or out of Collingwood Rd due to the high rate of speed that vehicles travel in both directions on Stony Brook Drive. Below is a copy of the main points in my original email. All are still of major concern and as of the last information we have received none have been addressed.

Judith and Joel Mize
8909 Collingwood Rd.
Louisville, KY 40299

=====
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As residents of Hillridge Subdivision who reside on Collingwood Road, we want to voice our objections to the proposed townhouse development for the corner of Watterson Trail and Stony Brook – Project Number 19ZONE1037. This area is comprised solely of single family homes which are constructed of mostly brick with accents of wood siding. The proposed plan is for 22 two-story townhomes on 1.6 acres with mostly vinyl siding and brick only on the foundation area. The design being totally out of character and too dense for this area is only one of the serious concerns that we have for this development.

The property in question also has a creek that runs behind it. During periods of heavy rain, this creek is prone to overflowing its banks. One of the neighboring subdivisions, Sunny Slope Crossing, often finds their access road under water due to the current runoff from surrounding areas. With the building of twenty-two units and the additional impervious surface required for parking and driveway access, this problem will only become worse, possibly causing flooding in more areas, including the adjoining property to the north of the proposed development.

Also, there is another environmental concern because of a bat habitat directly across the street adjacent to Brookhurst Subdivision. That area is a protected habitat. It surprises us that the corner that is being proposed for development was not also a protected area. Was something overlooked for expediency?

There is also the problem of increased traffic. The intersection of Watterson Trail and Stony Brook is already very dangerous. Accidents are a common occurrence. The increased traffic from twenty-two condominium units will only add to the number of vehicles in this area. If you combine it with the proposed development of condominium units further down Watterson Trail toward Jeffersontown, it makes for a very dangerous situation on a road that is not built to handle the increased traffic. With twenty-two units at a minimum of two cars each that puts a minimum of

forty-four cars in a very congested area. The developer is proposing to make the entrance and exit from the development right turns only. We can see that being a problem for those of us who live on Collingwood Rd. If vehicles can only turn right onto Stony Brook and want to travel to Bardstown Rd or Jeffersontown proper, the tendency will be to turn right onto Collingwood Rd then right onto San Marcos, thus increasing traffic volume on those residential streets. We already have cut-through traffic from those who are trying to beat the light at the intersection of Watterson Trail and Stony Brook. Those vehicles routinely exceed the posted 25 mile an hour speed limit. We have even had to report a school bus that exceeded the speed limit on a regular basis. We have no sidewalks in our neighborhood and people, including children, walk and ride bikes on our residential streets. Increased traffic will only bring more opportunity for someone to be injured or killed by someone cutting through our neighborhood.

The developer indicated that the proposed development would be geared toward older people. We feel this would not be the case. The townhomes are slated to be two stories with garages under grade level. That translates to basically a three level home. It appears that bedrooms would be on the top floor. That means that one would have to go up one flight of stairs to get to the main living area, and another flight of stairs to get to the bedrooms. The trend for older folks is to have one level living, not multiple levels. Master bedrooms on the first floor are what is in demand. Despite these units being two bedroom, it appears that because of the multi-level design the main buyers would be younger single people and those with children, not older empty nesters. That begs the question of what about school buses? Are they going to be able to safely stop to load and unload children in the short distance between the intersection of Watterson Trail and the entrance to the development? How many families will have more than two cars? The developer indicated that there would be additional spaces for guests, but has not taken into consideration that many families have teenagers that drive their own cars, so we could be adding even more than forty-four cars to the number of vehicles attempting to come in and out of the development on a daily basis.

In conclusion, we feel that this proposed development is not a good fit for the location.

- 1) It is not compatible with the surrounding homes.
- 2) It will have an impact on the flooding of the creek that runs through the property.
- 3) It could harm an existing habitat for a protected species.
- 4) It will add to existing traffic problems in the area leading to an increase in traffic accidents.
- 5) The proposed target market is not logical considering the style of the development. Its multi-level design would appear to attract a younger market rather than the developer's stated older population.

St. Germain, Dante

From: Tony Schweitzer <tony_4401@yahoo.com>
Sent: Monday, September 09, 2019 12:53 PM
To: St. Germain, Dante
Subject: Case # 10-ZONE-0016

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Hello,

I am writing to raise my objection to the effort to re-zone the property located at the corner of Stonybrook Dr. and Watterson Tr.

from single family residence to multi-family residence.

I reside on the corner across Watterson Trail from the subject property.

This area is highly congested currently and based on the proposed development, this would only exacerbate an already untenable situation.

We ask that the application to re-zone this property be denied.

Thank you for your consideration,

Anthony Schweitzer
4401 Stonybrook Dr.
Louisville, KY. 40299

Sent from my iPhone

St. Germain, Dante

From: kall.kathy@yahoo.com
Sent: Sunday, September 08, 2019 9:52 PM
To: St. Germain, Dante
Subject: 4305 Stony Brook Dr change in Zoning #19-ZONE-0016

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Dear Mr. Dante,

As a long time resident of Bronzewing Farm, my husband and I are strongly opposed to this proposed development. The plan to have a single entrance in and a one way exit out will compound current safety and traffic issues. In addition, it will definitely increase traffic cut through in the Hillridge and Brookhurst neighborhoods for anyone exiting the proposed development to reach any direction away other than north of S. Watterson Trail.

Secondly, 22 units on a 1.6 acre parcel is far too dense for the area. The exterior design of the town homes does not compliment the present homes surrounding it.

The builder/developer stated their market for the town homes will be for the person wanting to move out of their single family home to eliminate the maintenance associated with owning a home. However, as a Realtor with a background in development and new construction, a 3 level town home with a 1 car garage is not what this group of the population is looking for. Their preference is a home designed with one level.

The market for the proposed town homes would be individuals and families. The families would pose an additional traffic concern with the school buses picking up and dropping off students.

I respectfully request this proposed rezoning and approval of the 4305 Stony Brook Drive case be denied.

Kathy Ludwig

Realtor 

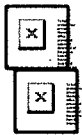
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kall.kathy@yahoo.com

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United Real Estate Louisville
101 Bullitt Ln.
Suite 110
Louisville, KY 40222
(502) 558-4418 - direct

St. Germain, Dante

From: Loretta Warner <lorettawarner49@gmail.com>
Sent: Thursday, July 11, 2019 5:05 PM
To: St. Germain, Dante
Subject: 22 townhouses on Watterson trail and Stony Brook .

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I am against it it is a Bad ideal.

St. Germain, Dante

From: Ray Wolken <shoelady007@msn.com>
Sent: Sunday, July 07, 2019 1:52 PM
Subject: Fw: attached
Attachments: Condo Objections.docx; Cover Letter Condos.docx

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To: Brookhurst HOA

6/20/19

The attached letter has been sent to the Planning and Zoning Commission Case Manager, Dante St. Germain , objecting to the proposed rezoning of the corner of Stony Brook and Watterson Trail from R-4 single family dwelling to R-6 multi-family dwellings. The Board encourages every resident to send the same or a similar letter to express their concerns. If you have friends in the surrounding neighborhoods along Stony Brook or Watterson Trail, please share this letter or your own and encourage them to send letters opposing the zoning change. The more letters the Commission receives objecting to the change the more likely we can stop it.

The Board has listed and explained 7 major concerns with the traffic dangers and flooding being most important. You may very well have additional concerns that we would encourage you to include in your letter.

The preferred method is via email.

Case Manager Dante St. Germain

Dante.st.germain@louisvilleky.gov

Should you have any questions or concerns about this issue please call me 502-548-2610 or email famcwho@aol.com

Please help us keep our neighborhood single family housing.

Thank you,

Fred McWhorter

President, Brookhurst HOA

St. Germain, Dante

From: badbandmama <badbandmama@aol.com>
Sent: Sunday, June 30, 2019 2:31 PM
To: St. Germain, Dante
Cc: badbandmama@aol.com
Subject: Proposed zone change.
Attachments: Condo Objections.docx

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Mr. Germain, please review the attached document expressing my concerns as a homeowner, regarding the proposed zone change on the corner of watterson trail and stoney brook drive. We feel that this type of development would be a detriment to our neighborhood and surrounding areas.
As a member of our HOA board, i feel a strong responsibility to our neighborhood residents to keep our property value at its utmost value.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

Last night a neighborhood meeting was held at the Jeffersontown Library to inform the area of a proposed 22 Condo project at the corner of Watterson Trail and Stony Brook with the address listed as 4305 Stony Brook. There were approximately 50 local residents in attendance. This project raises a number of concerns.

- 1) Kevin Young of Land Design and Development, Inc. stated that they were seeking a zoning change from R-4 to R-6, changing from single family dwelling to multiple family dwelling. The area around this site consists of single family dwellings for several blocks in every direction. The residents of the area are opposed to this change.
- 2) Mr. Young and the owner of the property, Jack Smith stated that this condo project was designed for "empty nesters" looking to downsize. This cannot possibly be feasible as the target market is not looking for residences with only second story bedrooms. They are in fact looking for single story residences or at least homes/condos with main floor master bedrooms. In addition 18 of the 22 units would have lower level garages requiring stairs to the first level as well as stairs to the second. The design eliminates the large majority of their target market and leads the area residents to believe that there is a great likelihood of this ultimately becoming rental property and possibly low income subsidized rental.
- 3) The lots involved are adjacent to a blue line creek that the development cannot change. The run-off from the project to this creek would increase the likelihood of flooding that would not affect the condos but would be detrimental to the property on the north side of the creek. This is already a 100 year flood plain and this additional run-off would just exacerbate the situation.
Further, west of Stony Brook this additional run-off will increase the likelihood of flooding on the south side of the Brookhurst Subdivision as well as the entrance to The Village of Bristol Oaks on Oaks Way.
- 4) The proposed traffic pattern is not feasible nor safe. The developer proposes a right turn entrance only and a right turn exit only. First, the curbing to direct traffic can easily be driven around. Not only unsafe but illegal. Second, the right turn only entrance requires the prospective owners to drive several blocks out of the way to accomplish and this is unlikely. Third, those owners that respect the traffic directive and wanting to travel east or west on Watterson Trail or south on Stony Brook will head north on Stony Brook and make a right on Collingwood Road and a right on San Marcos Road proceeding to Watterson Trail. At this entrance to Watterson Trail there is not a traffic light plus a blind curveless than 50 yards away making entering Watterson Trail extremely hazardous. Additionally, this will add considerable rush hour traffic morning and evening to residential streets that cannot be improved. Alternatively, those wishing to go east, west or south would make a left turn into the Brookhurst Subdivision making it a "round-a-bout" for the condo development. This expected left turn would be across on-coming traffic just below the summit of a "blind" hill. A left turn into Brookhurst Subdivision, Brook Willow Drive, requires the upmost caution as you cannot see on-coming southbound traffic. Both of these scenarios are categorically unfair and unsafe for the existing neighborhoods.
- 5) During the school year we have a number of School Buses on Stony Brook which with additional traffic from the proposed condos would result in additional delays and safety concerns.
- 6) The drawings presented were not definitive as to materials and appearance plus the subject of lighting the area was at best brushed over. The project is considerably above the surrounding property and parking lot lighting would shine directly into several homes.
- 7) Additionally, the area immediately west of the proposed project is a bat habitat and the lighting of the condo area would have negative effects. The current R-4 zoning which allows up to 5 single family dwellings would have minimal lighting issues as well as minimal additional run-off or traffic concerns.

Thank you for your attention to our concerns.

St. Germain, Dante

From: Andrea Whittam <awhittam@fmdlegal.com>
Sent: Tuesday, June 25, 2019 3:39 PM
To: St. Germain, Dante
Subject: RE: Property Development Watterson Trail/Stony Brook Drive

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It is the understanding of all of us residents of Hillridge of the desire for John & Mary Smith of Jack Smith Companies Land Design & Development to begin development of 22 residential townhome units at 4305 Stony Brook. They are requesting a zoning change from R-4 (single family) to R-6 (Residential-Multi-Family).

As I'm sure you are aware, any time that a builder wants to develop property at a location near a very established neighborhood it's going to be met with resistance and argument. However, in the case, of this development, I believe those issues that have been raised are extremely valid and should be considered by the City of Louisville and the City of Jeffersontown together with MSD. The impact of these townhomes and their current desired target property buyer simply do not align with the area. The need for empty nesters to have a different type of property, absolutely, but not multi-level such as being proposed by them.

22 units on that amount of property simply does not seem feasible, and the addition of at the very least 44 cars daily in and out of that area would cause a great burden on those already very busy roadways. There are accidents regularly at San Marcos and Watterson Trail as well as Stony Brook and Watterson Trail. In addition to the traffic issues, as you know, Louisville has already seen 10" more rain this year than the total for 2018. Each year we seem to be wetter and wetter and the impact of 22 homes and the run off and impact on the MSD systems currently in place would truly be one that would need to be studied all the way down Watterson Trail to Hurstbourne and surrounding in Hillridge neighborhood and up Stony Brook. There is already a huge flow of water that crashes and about overtakes Watterson Trail at Mansfield Estates when it rains and that water flows directly to where this builder intends to place 22 townhomes. Where does that water go then? I am privy to information through MSD with issues at another property that the systems in town simply can't accommodate the added building impact and the extra rain we get. There needs to be more consideration to this before they can build anything.

The next point I would like to make is the initial word from the City of Jeffersontown was that the builder wanted initially to build brick patio homes, and less of them. You know where I'm going here, greed-the desire of these developers to maximize their profit from that small plat of land took hold and now the word we are being told is that these are now 22 multi-level townhomes instead of the patio homes. Empty nesters do not seek out that type of property. Having just moved two friends and a mother in law into patio homes and condos they are not looking for properties that rely on multi levels (stairs) and are actually looking for the opposite, patio styled homes, not multi story. When you do the multi-story you are going to be dealing with younger families and then you have issues with school buses, and the additional concern of children in and around that very busy intersection. That misleading initial information makes residents hesitant to believe anything these builders say or promise.

The bottom line is we residents of Hillridge know something will be built here, but studies should be conducted on the impact to the environment, traffic and the general look of that area. I am crazy, I like green spaces and wish they would leave it green with a path and benches but we know no one wants to pay for that. In fact, if I

had it to do all over I would have bought a home on a larger piece of property, but the moral to that story is that a developer would eventually build on your beloved open space anyway and you'd be right back to people on top of you. What the residents are asking is some thought be given to a modification of the amount of new homes/townhomes and perhaps the type of home, patio vs. multi-level and keeping the brick vs. vinyl so that they appear to have been part of Hillridge instead of an afterthought.

Sustaining the current area through MSD and Traffic studies is also first and foremost and I wonder if this is being done and even under consideration. We know how local governments work and getting projects passed with doing it the right way is the best way to go. I know from living in FL in a very high end gated community it is very hard to fight developers, but I can tell you, since living in Hillridge, these folks that have lived there since almost the beginning will give this builder/developer a heck of a fight for them to do the right thing, and I hope they do.

Thank you for listening. We buy homes in an established area with the desire that it stay established and nice, but the obtrusive project slated for this small area just is not what would look the best in that area.

We residents look for more opportunities to hear the truth of what is being considered and the studies being undertaken to consider the impact of such properties at that location.

Andrea Whittam

FULTZ MADDUX DICKENS

PC
ATTORNEYS

Andrea J. Whittam
Legal Assistant to Elizabeth B. Alphin,
Ashley Gillenwater Eade and
Daniel E. Hancock
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Louisville, Ky 40202
502.588.2000 | 502.992-5022 | 502.588.2020
awhittam@fmdlegal.com
www.fmdlegal.com

St. Germain, Dante

From: Cathy Snyder <cathy.bannersplus@gmail.com>
Sent: Tuesday, June 25, 2019 11:44 AM
To: St. Germain, Dante
Subject: Case #19ZONE1037 Smith Watterson Trail Condos

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Hello Dante!

Could you please advise what the date is for the next public meeting for case #19ZONE1037 Smith Watterson Trail Condos?

And just a clarification, am I correct in reading that it takes 300 signatures to request 5:30 meetings downtown but only 200 signatures for 6pm meetings at a Government Center?

Also, would we be as likely to get a meeting moved to the Jeffersontown Library or Community Center as we would the Government Center?

Thanks
Cathy Snyder
8908 Collingwood Rd
Louisville Ky 40299

St. Germain, Dante

From: Beth Leet <bleet76@gmail.com>
Sent: Monday, June 24, 2019 5:30 PM
To: St. Germain, Dante
Subject: JTown Watterson Trail & StoneyBrook

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Good afternoon Dante,

My husband and I were on vacation last week when we heard about the mtg for the new development on the corner of Watterson Trail and StoneyBrook.

We purchased a house 2 years ago directly behind this proposed development. We purchased this home because of the quiet, established neighborhood setting. We have a creek that runs directly behind our house that provides refuge for wildlife.

The developers are being greedy by wanting to place 22 townhomes at the proposed intersection. This is absolutely ludicrous. This intersection has exactly the right amount of flow that it can currently handle.

What positive attributes would this development bring to the area?

My suggestion would be 8 to 10 Brick patio homes for older adults. More money for the developer and maintains the neighborhood.

Our concerns include:

- 1- Vinyl siding townhomes will lower the value of the surrounding established neighborhoods.
- 2- How often would they pressure wash these townhomes?
- 3- 22 townhomes w 2 cars each or more would = 44 additional vehicles in a cramped corner lot
- 4 - 44 vehicles = increased traffic along Collingwood and San Marcos. Currently a quiet neighborhood where we walk our dogs in the street and kids walk to their friends houses.
- 5 - The petition will be signed by 300+ people and more JTown citizens will oppose this development plan.

What are the positive attributes this proposed plan will bring to the neighborhood?

Thank you in advance for adding my concerns to your file.
Please let me know if there is anyone else I can submit my grievances to.

Thank you!!

Beth Leet
Elizabeth.Leet@usfoods.com
615-934-4201

Sent from my iPhone

St. Germain, Dante

From: thompsonmelissa14@gmail.com
Sent: Friday, June 21, 2019 12:33 PM
To: St. Germain, Dante
Subject: Condominiums on Wattersin and Stony Brook

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Dear Dante,

I have been a Resident of Bronzewing Farms for more than forty years. I feel that it is detrimental to the residents of the area to allow condominiums to that intersection. The impact of 22 more families and added traffic will make the area unsafe. That intersection has weekly, if not daily wrecks. People run the traffic lights, and travel down Watterson Trail At way Beyond too high of speed.

I'm stating that the area not be redistricted for condominiums.

Sincerely
Melissa Thompson

Sent from my iPhone

St. Germain, Dante

From: Judy Mize <judy_mize@bellsouth.net>
Sent: Friday, June 21, 2019 10:48 AM
To: St. Germain, Dante
Subject: Rezoning Request for 4305 Stony Brook - Project Number 19ZONE1037

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As residents of Hillridge Subdivision who reside on Collingwood Road, we want to voice our objections to the proposed townhouse development for the corner of Watterson Trail and Stony Brook – Project Number 19ZONE1037. This area is comprised solely of single family homes which are constructed of mostly brick with accents of wood siding. The proposed plan is for 22 two-story townhomes on 1.6 acres with mostly vinyl siding and brick only on the foundation area. The design being totally out of character and too dense for this area is only one of the serious concerns that we have for this development.

The property in question also has a creek that runs behind it. During periods of heavy rain, this creek is prone to overflowing its banks. One of the neighboring subdivisions, Sunny Slope Crossing, often finds their access road under water due to the current runoff from surrounding areas. With the building of twenty-two units and the additional impervious surface required for parking and driveway access, this problem will only become worse, possibly causing flooding in more areas, including the adjoining property to the north of the proposed development.

Also, there is another environmental concern because of a bat habitat directly across the street adjacent to Brookhurst Subdivision. That area is a protected habitat. It surprises us that the corner that is being proposed for development was not also a protected area. Was something overlooked for expediency?

There is also the problem of increased traffic. The intersection of Watterson Trail and Stony Brook is already very dangerous. Accidents are a common occurrence. The increased traffic from twenty-two condominium units will only add to the number of vehicles in this area. If you combine it with the proposed development of condominium units further down Watterson Trail toward Jeffersontown, it makes for a very dangerous situation on a road that is not built to handle the increased traffic. With twenty-two units at a minimum of two cars each that puts a minimum of forty-four cars in a very congested area. The developer is proposing to make the entrance and exit from the development right turns only. We can see that being a problem for those of us who live on Collingwood Rd. If vehicles can only turn right onto Stony Brook and want to travel to Bardstown Rd or Jeffersontown proper, the tendency will be to turn right onto Collingwood Rd then right onto San Marcos, thus increasing traffic volume on those residential streets. We already have cut-through traffic from those who are trying to beat the light at the intersection of Watterson Trail and Stony Brook. Those vehicles routinely exceed the posted 25 mile an hour speed limit. We have even had to report a school bus that exceeded the speed limit on a regular basis. We have no sidewalks in our neighborhood and people, including children, walk and ride bikes on our residential streets. Increased traffic will only bring more opportunity for someone to be injured or killed by someone cutting through our neighborhood.

The developer indicated that the proposed development would be geared toward older people. We feel this would not be the case. The townhomes are slated to be two stories with garages under grade level. That translates to basically a three level home. It appears that bedrooms would be on the top floor. That means that one would have to go up one flight of stairs to get to the main living area, and another flight of stairs to get to the bedrooms. The trend for older folks is to have one level living, not multiple levels. Master bedrooms on the first floor are what is in demand. Despite these units being two bedroom, it appears that because of the multi-level design the main buyers would be younger single people and those with children, not older empty nesters. That begs the question of what about school buses? Are they going to be able to safely stop to load and unload children in the short distance between the intersection of Watterson Trail and the entrance to the development? How many families will have more than two cars? The developer indicated that there would be additional spaces for guests, but has not taken into consideration

that many families have teenagers that drive their own cars, so we could be adding even more than forty-four cars to the number of vehicles attempting to come in and out of the development on a daily basis.

In conclusion, we feel that this proposed development is not a good fit for the location.

- 1) It is not compatible with the surrounding homes.
- 2) It will have an impact on the flooding of the creek that runs through the property.
- 3) It could harm an existing habitat for a protected species.
- 4) It will add to existing traffic problems in the area leading to an increase in traffic accidents.
- 5) The proposed target market is not logical considering the style of the development. Its multi-level design would appear to attract a younger market rather than the developer's stated older population.

We would also request that any and all planning and zoning meetings be held in a Jeffersontown location and at a time that is convenient for residents to attend rather than downtown during working hours.

Thank you for your time and attention to this issue,
Joel and Judith (Chooljian) Mize
8909 Collingwood Rd.
Louisville, Ky 40299

St. Germain, Dante

From: Tanya Boucher-Clan <tmbouc@gmail.com>
Sent: Friday, June 21, 2019 10:59 AM
To: St. Germain, Dante
Subject: Project on Watterson Trail and Stony Brook

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Hello,

This building interests is a huge concern for me and many families in my neighborhood. Traffic is already too much for these streets and the small amount of distance that is available for more traffic to be pulling in and out onto Stony Brook will be unbearable and hazardous. The morning and afternoon traffic is congested and dangerous. Numerous school buses have stops on these streets and have a horrible time getting people to stop and difficulty turning onto Watterson Trail. There is no turn light and traffic backs up in both directions several times a day. There are many accidents and I cannot imagine adding 20-40+ more vehicles in this area. Our neighborhood already has many cars speeding through as a "cut through" so they can avoid the traffic at this intersection! I have come too close to being hit when walking when people speed to get around this area! I am against this development. There are many other areas around Jeffersontown that are suitable and less congested for development.

Thank You,
Tanya M. Clan

St. Germain, Dante

From: Danielle Elliott <dande72@icloud.com>
Sent: Tuesday, June 18, 2019 8:23 PM
To: St. Germain, Dante
Subject: Issue with Condos

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Hello Dante;

I was unable to attend the meeting at the Jtwon Library but I wanted to voice my opinion on the matter.

I have a major issue with the proposed construction of 22 condos on the corner of Stony Brook and Watterson Trail.

The corner is already poses a safety issue due to the stop light, poor visibility and heavy traffic. It is bad and cannot accommodate any additional issues those condos will cause.

I also believe those condos will devalue residential homes values. It's remained residential homes only for a reason and truly should remain that way in my opinion.

I don't like it and vote against any such buildings.

Thank you!

Sent from my iPhone

St. Germain, Dante

From: Harrington, Scott
Sent: Tuesday, June 18, 2019 9:49 AM
To: 'Fred McWhorter'
Cc: St. Germain, Dante
Subject: 19ZONE1037

Mr. McWhorter,

You can view the proposed rezoning plans by following the link below:

<http://portal.louisvilleky.gov/codesandregs/permit/detail?type=ZONE&id=19ZONE1037>

Once on that page, click on "View related documents." There are 3 files that include the Applicant's application, plans and the neighborhood notice that was sent out.

The case manager is Dante St. Germain. If you want any of your comments to be included on the official record, please send them to dante.st.germain@louisvilleky.gov. You can call Dante at 574-4388 if you have questions.


Thank you for being involved in the zoning process and I'll see you at tonight's meeting.

Scott



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

phone: 502.574.3456
fax: 502.574.4501
email: scott.harrington@louisvilleky.gov

 [Sign up for District 11's E-Newsletter](#)

City Hall
601 West Jefferson Street
Louisville, Kentucky 40202

Thank you for the opportunity to serve!