

Conversation/Phone Log for 16zone1027

7/29/16- Kenny Shields

He has property that runs through the zone change property and wants to add that property to rezoning.

5/14/18- Gerry Boone

Traffic, 2- lane Roads (Robbs Lane and Shepherdsville Road. Should check police reports for those roads. Many accidents.

8/22/18- Sharon Speedy

Lives on Applegate. Fought apartments close to Robbs Lane on Applegate, "Orchards of Applegate". Traffic on Applegate to get to E. Smyrna to go to Gene Snyder via Applegate. Business along the way taking Applegate. Traffic on Applegate is horrendous. Mailbox had to be moved because it wasn't safe to cross Applegate to get mail. Starter home community, single story, nothing in area is 2 stories. Will create an eyesore. Condos have a berm and trees along Applegate Lane. Drivers during heavy peak times in the afternoon are missing the light and the intersection will fail. People on Robbs Lane at Outer Loop have their driveways blocked all day long. Sidewalks are needed along Applegate Lane.

9/20/18?- Sherry Covington

Opposed to apartments on Shepherdsville. Traffic is bad already. Too many wrecks.

9/21/18?- Christy Crenshaw

Lives on Shepherdsville, traffic and sidewalks.

Williams, Julia

To: barbara clark
Subject: RE: Unity Place Apartments

From: barbara clark [mailto:boobarbara@yahoo.com]
Sent: Wednesday, September 19, 2018 8:40 AM
To: Williams, Julia
Subject: Re: Unity Place Apartments

Ms. Williams

I would like to let my voice be heard regarding the Unity Place apartments and request that you forward my concerns to Ms. Flood, the committee chair for this zoning request, before the committee meets to review the case.

The zoning request which would enable these apartments to be built would have an extreme negative effect on the health of the citizens of this community. For example, today September 19, 2018, we have an ozone alert because of the air quality in our city. The plan which involve taking away green space to put up buildings is only creating more problems with our environment. We need to keep our green spaces and use existing buildings in the county instead of increasing the heat island effect and removing much needed green space and trees. The citizens in this community deserve quality air, possibly we should plant trees and create a park for our community.

Secondly, the modality of the traffic study is outdated and does not reflect the activity on Old Shepherdsville Road, especially at the intersection of Old Shepherdsville Road and Miles Lane. The traffic study was not done at the peak traffic times for that intersection and this is evidenced by many residents who live near that intersection. Tuesdays, Wednesdays, and Thursdays in the mornings and evenings are not peak days when you have an elderly community that still commutes to appointments, combined with residents who work second shift and school busses that operate different hours. You cannot apply the generalized modalities of a government approved traffic study on traffic to all communities. The residents who live in the area should have input on the traffic study.

I understand that there is a need for housing in this city, however, the city of Louisville is one of the most polluted cities in the country. As the zoning commission decides what happens to our green spaces, it is my wish that they consider the quality of life of every community, keep our green spaces, and use existing buildings which are abandoned to save money as well as our environment. Increasing traffic and creating heat islands will adversely effect the quality of life in this community.

The residents of this community do not want any development on the property on Old Shepherdsville road and we deserve the voice of our elected officials to maintain and improve our quality of life. We need parks in our community, not more development. "You can't pick a flower without jiggling a star."

Thank you

Barbara O Clark

Sent from my iPhone

Williams, Julia

From: David Knierim <dpknierim@gmail.com>
Sent: Monday, September 10, 2018 9:20 PM
To: Williams, Julia
Cc: Julie Speedy
Subject: Re: 16zone1027 (8016 Shepherdsville Road)

Julia,

Thank you! I appreciate all of your time/help!

Regards,

David Knierim

On Mon, Sep 10, 2018 at 9:07 PM Williams, Julia <Julia.Williams@louisvilleky.gov> wrote:
The staff report has not been prepared for this case it will be prepared about a week before the next Planning Commission hearing. Your email is part of the record and will be included in total with other letters from citizens interested in the proposal.
Thanks
Julia

Sent from my iPad

On Sep 10, 2018, at 9:04 PM, David Knierim <dpknierim@gmail.com> wrote:

Julia,

Thanks again for all of your help with the Shepherdsville Road Apartment Complex case. Can you please let me know if my letter was included in the case file in its entirety or if it was summarized.

If it was summarized, can you please send me a copy of what was included in the case file?

Thank you,

David Knierim

On Fri, Sep 7, 2018 at 1:22 PM David Knierim <dpknierim@gmail.com> wrote:
Julia,

Thank you for your email. If my letter is summarized, can you please send me a copy of the summary that is included in the staff reports for the case?

Thank your again for your time and consideration.

Regards,
David Knierim

On Fri, Sep 7, 2018, 1:08 PM Williams, Julia <Julia.Williams@louisvilleky.gov> wrote:

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

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

Thanks

Julia

From: David Knierim [<mailto:dpknierim@gmail.com>]
Sent: Thursday, September 6, 2018 10:41 PM
To: Williams, Julia
Cc: Julie Speedy
Subject: 16zone1027 (8016 Shepherdsville Road)

Julia,

I have attached a letter written in opposition to the proposed Unity Place apartment complex for 8016 Shepherdsville Road. I would like it added to the case file for the project so that it can be considered by the zoning board. Please let me know if you need anything else from me to get this letter entered into the case file. Thank you for your time and consideration.

Regards,

David Knierim

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Williams, Julia

From: David Knierim <dpknierim@gmail.com>
Sent: Thursday, September 6, 2018 10:41 PM
To: Williams, Julia
Cc: Julie Speedy
Subject: 16zone1027 (8016 Shepherdsville Road)
Attachments: David Knierim - Letter Regarding 8016 Shepherdsville Road Zoning Change.pdf

Julia,

I have attached a letter written in opposition to the proposed Unity Place apartment complex for 8016 Shepherdsville Road. I would like it added to the case file for the project so that it can be considered by the zoning board. Please let me know if you need anything else from me to get this letter entered into the case file. Thank you for your time and consideration.

Regards,

David Knierim

To Whom It May Concern:

The Highview/Okolona area has undergone significant change and growth over the past several years.¹ This growth, while exciting, also underscores the need for a vision to guide that growth so that the Highview/Okolona area remains safe, family-friendly, and well-maintained for years to come. This vision and desire of the local community to intentionally guide the development of the Highview area are part of what inspired the Highview Neighborhood Plan. As the vision statement in the plan articulates, "The citizens of Highview envision a future where their neighborhood is an even more vibrant, healthy community. It is a safe, family-friendly, well-maintained neighborhood that embraces and celebrates its roots and multi-generational population."² This plan, while representing the opinions of the residents of Highview, was also developed with input from professional experts (e.g. Gresham Smith & Partners, Taylor Siefker Williams Design Group, and URS) and government leaders.³ While the proposed 8016 Shepherdsville Road Site is not in the Highview area, the extremely close proximity of the site to the Highview neighborhoods of Cheri Village and Friendly Hills, the similar character of Highview to the surrounding neighborhoods in Okolona such as Cedar Village and St. Rita,⁴ and even the inclusion of the area in the maps laid out in the study that detail various aspects of the plan demonstrate the relevancy of the plan to the proposed project.⁵ It is also notable that the Highview Plan in many aspects mirrors the Cornerstone 2020 plan developed for Louisville to guide the future development of the city.

I am concerned with the proposed 8016 Shepherdsville Road development due to my belief that certain elements of the project do not align with the Highview Plan and Cornerstone 2020 plan, and that certain elements of the proposed development will negatively impact the neighborhood infrastructure. Specifically, I believe that the project evidences inconsistency with these plans and could negatively impact local infrastructure due to the following: (1) failure to preserve the character of the surrounding residential neighborhoods (e.g. Cedar Village, Friendly Hills), (2) traffic concerns, (3) underdeveloped multi-modal transportation infrastructure in the immediate vicinity of the apartment complex, (4) inadequate TARC facilities in the surrounding area, (5) the distance of the project to a major thoroughfare, and (6) the opposition of the local community to the project.

¹ The Highview Neighborhood plan illustrates the rapid population growth in Highview using census bureau data. It notes that the population increased by 25% between the years of 2000 (15,161 total population) and 2010 (18,931 total population). This increase represented the highest total population growth compared to any other decade since 1980. See Highview Neighborhood Plan. 2015. https://louisvilleky.gov/sites/default/files/advanced_planning/highview_neighborhood_adopted_plan_with_exec_summary.pdf (Accessed August 27, 2018), 6.

² Highview Neighborhood Plan, i.

³ Ibid., Acknowledgements.

⁴ So also Alan Gentry, Planning, Zoning, and Public Hearing - Unity Place Apartments. See Appendix 1.

⁵ All of the maps in the Highview Neighborhood plan include the proposed development area. The plan also indicates that the proposed property was part of the study area in the study area map. See Highview Neighborhood Plan; 3, 9, 11, 13, 15, 17, 25, 27, 29, 31, 43, 47, 51, 53. Cf. Appendix 2.

Character Preservation of Existing Neighborhoods

One of the hallmarks of the Highview plan is the desire to preserve and protect the local neighborhood character when future developments are done/considered: “The scale and character of future development should fit within the existing character and be neighborhood serving.”⁶ Part of the method established for protecting these developments is through the formation of Neighborhood Activity Centers/Nodes. The Highview Plan recommends that all future high-density development such as commercial properties and higher density residential complexes be located in these nodes.

Existing areas with a cluster of commercial uses have been identified as future Neighborhood Nodes as seen in *Figure 3.4*. These nodes are the preferred location for future medium to high density development. Other compatible uses that are also appropriate for the Neighborhood Nodes include office, civic, open space, and higher density residential.⁷

The plan also specifically mentions multifamily residential development; it recommends multifamily residential developments be limited “to within or immediately adjacent to the Town Center and Neighborhood Activity Centers/Nodes.”⁸ The plan also provides a map of these nodes.⁹ Based upon this map, the proposed high density Unity Place apartment complex goes against this recommendation as it is not in one of the specified nodes.

Although the plan assumes that high density developments will take place in neighborhood nodes, one of the characteristics emphasized about these nodes is the preservation of building patterns and materials so that any high-density development fits in with the surrounding neighborhoods.

The Cornerstone 2020 plan also affirms a similar principle when it argues for a greater emphasis on the context of a proposed development than in the previous 1979 plan: “Some of the planning considerations which receive greater emphasis in Cornerstone 2020 are: (1) assuring appropriate design of proposed building(s) in the context of the pattern of surrounding development.”¹⁰

⁶ Highview Neighborhood Plan, 46.

⁷ Ibid.

⁸ Ibid., 42. This recommendation is further explained with recommendation point LU7 of the Highview Plan: “The Town Center and Commercial Nodes are designed to accommodate more dense land uses such as commercial and multifamily residential. To help protect the single family residential character, future multifamily development will be limited to the Town Center and Commercial Nodes as illustrated in *Figure 3.7* (See CF3 below for design guidelines for Multifamily Residential).” See Highview Neighborhood Plan, 50; Cf. 69.

⁹ Ibid, 47. See Appendix 4 for details.

¹⁰ Cornerstone 2020. 2000. https://louisvilleky.gov/sites/default/files/planning_design/general/cornerstone_2020_comprehensive_plan.pdf. (Accessed August 27, 2018), 5. Cf. Cornerstone 2020, 17-18.

Many of the buildings in Cedar Village, Friendly Hills, etc ... are ranch style homes built in the 1950s – 1960s era. Figure 1 below takes an existing representative home and compares it with the proposed apartment design for Unity Place apartments.

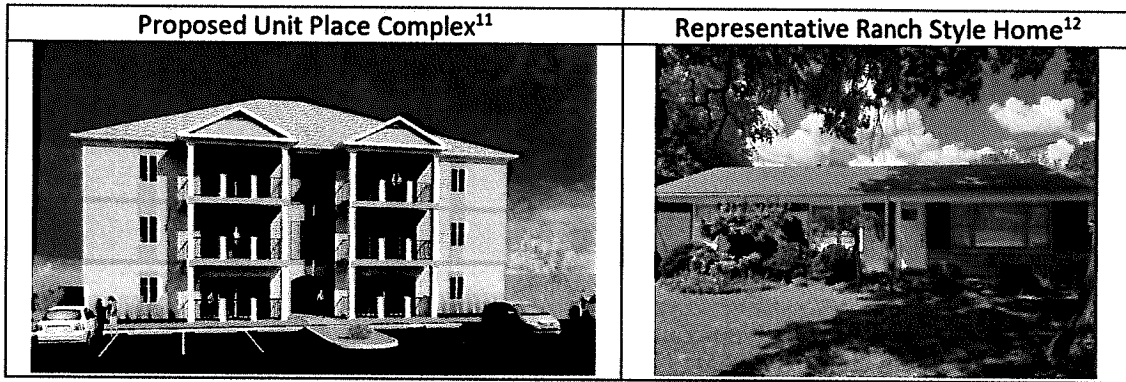


Figure 1: Proposed Unity Place Apartment Contrasted with Representative Home

The three-story nature of the apartment complex, building materials, and modern design do not fit the context of the surrounding neighborhoods. This fact is even further evidenced when a comparison between the existing Mount Vernon II apartment complex and the representative houses are made.

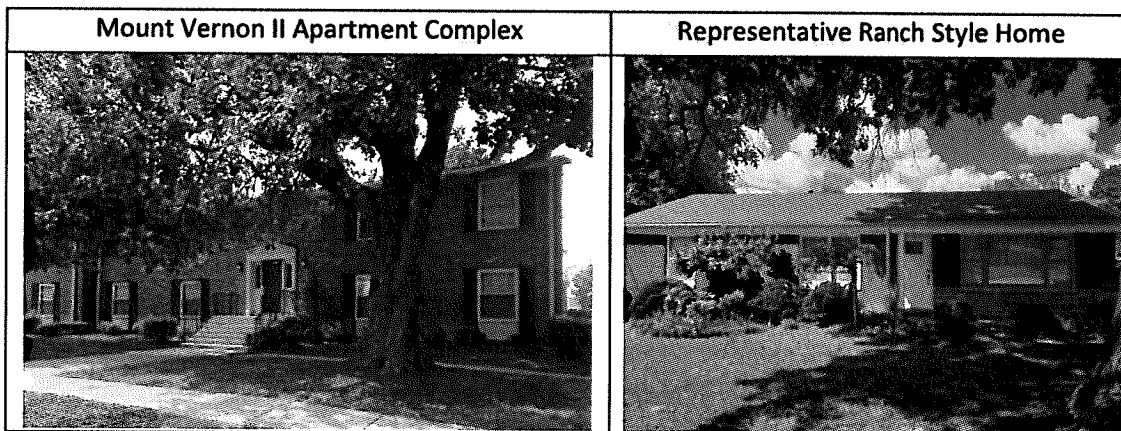


Figure 2: Existing Mount Vernon II Apartment Building Contrasted with Representative Home

It is also worthy of consideration that at present, the tallest structure in the immediate vicinity is the Okolona Presbyterian Church. Given the three-story nature of the proposed complex, the church steeple could easily be overshadowed by the complex, which shows once again how the planned complex is out of place in its proposed location.

¹¹ Barrister Group, Rendering A. See Appendix 4.

¹²For more examples of houses along Shepherdsville Road, see the following Google Maps link:
<https://www.google.com/maps/@38.1315957,-85.6600535,3a,75y,199.47h,69.89t/data=!3m6!1e1!3m4!1syalBqDJGSeu3 Y6QqEccrA!2e0!7i13312!8i6656>.

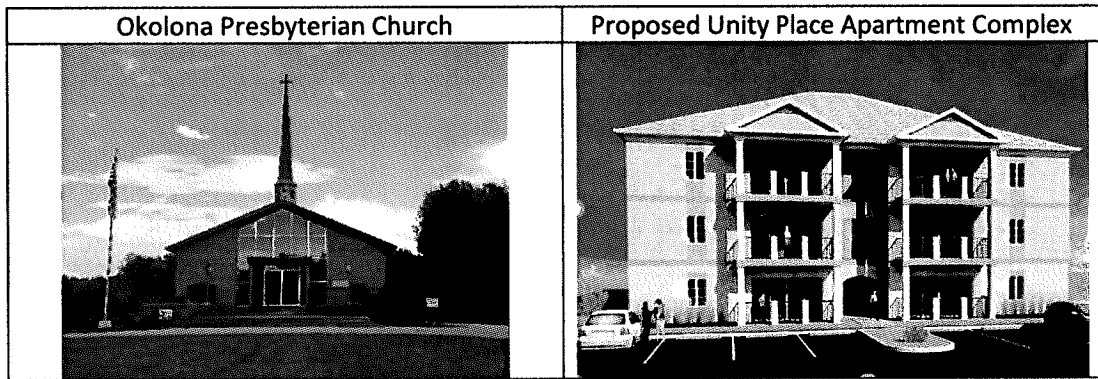


Figure 3: Okolona Presbyterian Church Compared to the Unity Place Apartment Complex

The dissimilarity of the current apartment complex to the surrounding area is particularly emphasized by the current zoning in the area. The proposed complex is surrounded by residential zoning indicated by blue lines/arrows aside from a small commercial complex indicated by the green line/arrow.

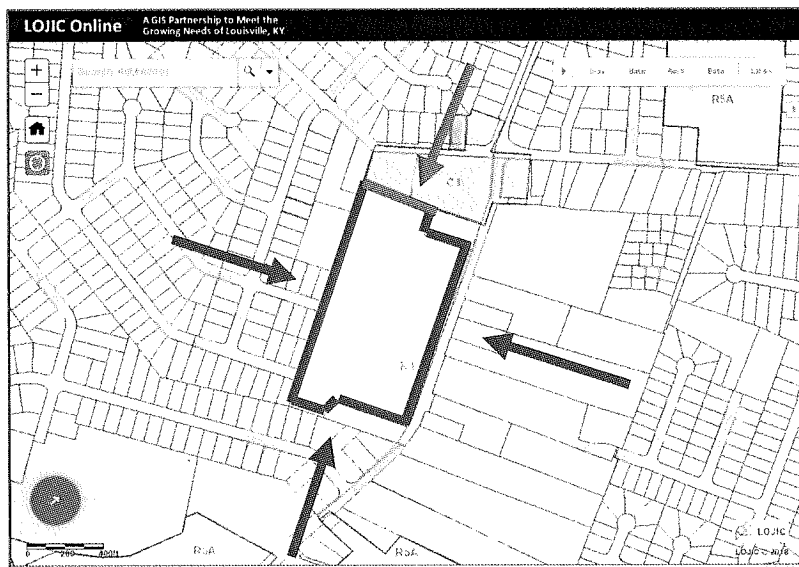


Figure 4: Current Zoning Around 8016 Shepherdsville Road¹³

These points illustrate how a high-density development such as Unity Place Apartments does not fit the surrounding character of the neighborhood.

The Highview plan makes one other recommendation about multifamily developments that is noteworthy to the proposed project. The plan explicitly recommends that “The architectural design of new multi-family developments should vary to create interest rather than duplicating the same facade

¹³ Map taken from <https://www.lojic.org/lojic-online>.

or building design in a continuous row or in multiple locations.”¹⁴ Based upon the developer’s renderings shown below in Figure 5, the plan for unity place apartment goes against this recommendation by repeating the same building/facade in continuous rows.¹⁵

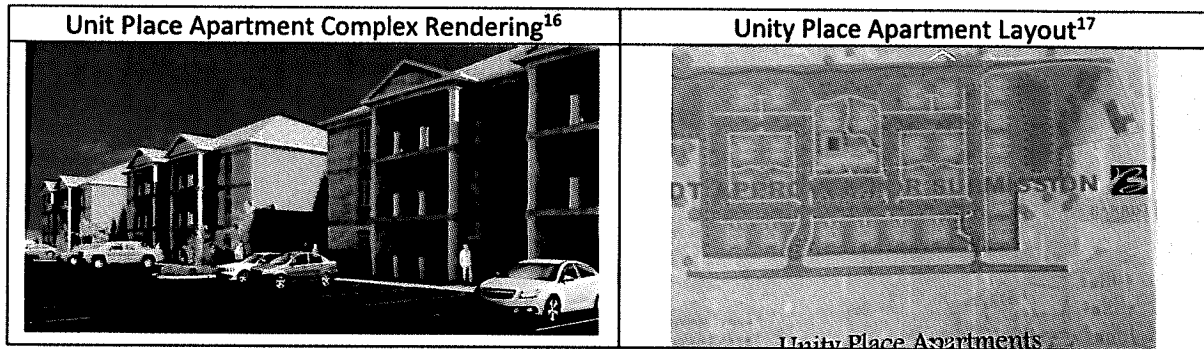


Figure 5: Unity Place Apartment Complex Rendering and Layout

Increased Traffic Concerns

Not only am I concerned regarding the impact of the new apartment complex to the character of existing neighborhoods, I am also concerned about the impact the complex might have on the traffic in the area. While the Barrister Group did do a traffic study to assess the traffic situation, the study only shows a 2.5% increase in traffic on the Robbs Lane/Applegate collector since 2016. State Representative Al Gentry captures my concerns with this study when he writes the following:

Furthermore, I am concerned the Traffic Impact Analysis dated July 23, 2018 generated by a consulting firm from North Carolina is not entirely reflective of the existing traffic congestion. Although I do not question their methods, I do question the accuracy of the data. Important

¹⁴ Highview Neighborhood Plan, 52.

¹⁵ It is also worthy of note that the Cornerstone 2020 plan provides guidance for a change in use from single family to multi-family dwellings and supports the need for a multi-family dwelling to conform to the existing design patterns of the neighborhood.

A change in use from single family to multi-family or office generally should be permitted only at the interface between a commercial node and residential uses and when the orientation, design, scale and location of the proposed development are compatible with surrounding uses or when policies governing appropriate housing are met. Among the factors to be considered in the determination of compatibility are the appropriateness of the proposed design to the area in which it is to be located, spacing and buffering from adjacent uses, especially uses of lower density and intensity, proximity to collector streets or mass transit and provisions for parking. Appropriate locations for larger scale multi-family developments include land adjacent to parks and open space and land near the downtown or major regional marketplace centers. See Cornerstone 2020, 18.

¹⁶ Barrister Group, Rendering C. See Appendix 5.

¹⁷ Apartment complex layout proposal distributed to attendees at a neighborhood meeting on 8/20.

questions you should consider is whether traffic at the interchange studied has increased more than the study-assumed 2.5% above the actual counts collected a few years ago, and how much more traffic growth will we see after the approved projects currently under construction are completed and new residents occupy the new housing. If the data of existing traffic is inaccurate, then the study is flawed. I live nearby and drive these frequently, and I believe actual traffic has increased on Robbs Lane/Applegate collectors since 2016 well above 2.5%. A resident who lives on Robbs Lane, when asked, laughed at that number and told me, 'It has increased in the front of his home 10 times that number' (suggesting a number on the order of 25%!).¹⁸

The observations of AI are continuously confirmed by residents that use Applegate, Robbs Lane, and Outer Loop on a daily basis. From sitting for three lights to enter onto Outer Loop from Robbs Lane to experiencing heavy traffic and delays on Outer Loop when coming home from work, the heavy traffic congestion in the Okolona/Highview area is something that residents experience on a daily basis.

Perhaps even more concerning is the increased traffic congestion that will result at the intersection of Shepherdsville Road and Applegate Lane. As part of the Highview Neighborhood plan, a three year accident study was conducted across Highview. The results of this study indicated that several locations had "higher" crash rates than others. One of the locations identified on the list with a higher crash rate was the intersection of Shepherdsville Road and Applegate Lane.¹⁹ The higher crash rate at this location is concerning as the increased traffic from the proposed complex may serve to amplify the existing problems at that intersection.

Underdeveloped Multi-Modal Transportation Infrastructure in the Immediate Vicinity

Another concern with the proposed apartment complex is the lack of infrastructure to support multi-modal transportation of the residents in the complex. One of the ways the developer has tried to address this problem is by offering to contribute to the development of sidewalks along Robbs Lane. While this may help to alleviate some of the problems in the existing infrastructure, it will not eliminate

¹⁸ Alan Gentry, Planning, Zoning, and Public Hearing - Unity Place Apartments. See Appendix 1. It is my opinion that traffic concerns are valid and that the effect of traffic on the area needs to be considered. According to Deloitte, Datawheel, and Cesar Hidalgo, Professor at the MIT Media Lab and Director of Collective Learning, via their website <https://datausa.io/profile/geo/united-states/#economy>, the average American household owns two cars. This statistic indicates that the proposed apartment complex could add ~528 cars (2 cars * 264 apartments = 528 possible additional cars) to the already busy Robbs Lane/Applegate collectors. Given the fact that the developer is building ~500 parking spaces for the complex, they would seem to agree with this assessment.

¹⁹ Highview Neighborhood Plan, 28. The study notes that the entire length of Shepherdsville road has problems with traffic accidents and calls for a detailed review of accident data to address the problem: "A troubling accident pattern is located along the entire segment of Shepherdsville Road from Popular Level Road to Outer Loop. This five (5) lane section of road has a center turn lane with adjacent land uses that are primarily residential. A more detailed review of the accident data should be conducted to determine the contributing factor for this high crash rate. A potential solution for this type of road could include a barrier median which could include landscaping and a reconfiguration of the lanes." (Highview Neighborhood Plan, 28).

all of them. One example of this is a bridge located on Shepherdsville Road in between the site of the proposed complex and Robbs Lane. The bridge is a two-lane bridge and is not designed to accommodate foot traffic.

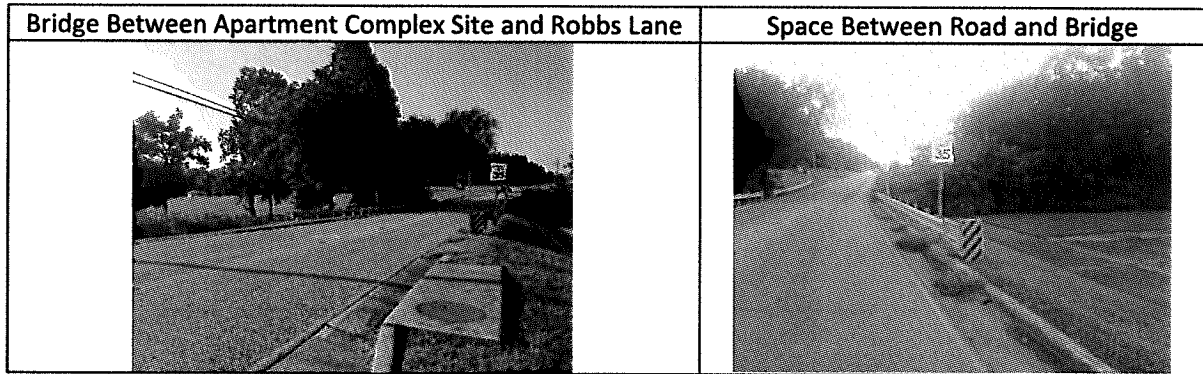


Figure 6: Bridge Between Apartment Complex Site and Robbs Lane

If this bridge is not modified, residents of the complex will be forced to walk on a bridge that was not designed for pedestrians. This lack of existing infrastructure will create hazards for both pedestrians and motorists. It could also increase congestion on an already busy thoroughfare. Also notable in this particular area is the lack of crosswalks in the immediate vicinity of the proposed site. The lack of crosswalks could create hazards for motorists and pedestrians if pedestrians attempt to cross Shepherdsville Road.

If foot traffic attempts to flow through Cedar Village, they will be met by a similarly underdeveloped sidewalk system. First, there are no sidewalks at the Famous Way and Shepherdsville Road intersection. Residents of Unity Place Apartments will be forced to walk in a drainage ditch to reach existing sidewalks along Famous Way.

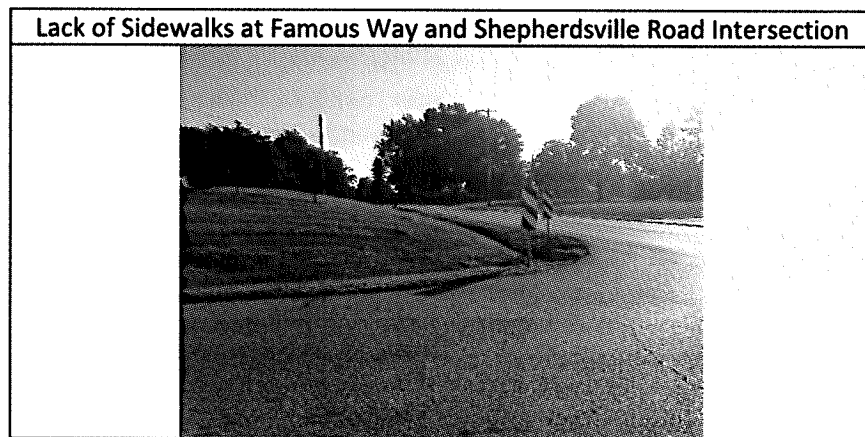


Figure 7: Lack of Sidewalks at Famous Way and Shepherdsville Road Intersection

When the residents do reach sidewalks, the sidewalks are old and semi-deteriorated. While these sidewalks are more than adequate to accommodate low-volume residential foot traffic, they are not

equipped to handle the large amount of foot traffic that could be generated from the proposed apartment complex.

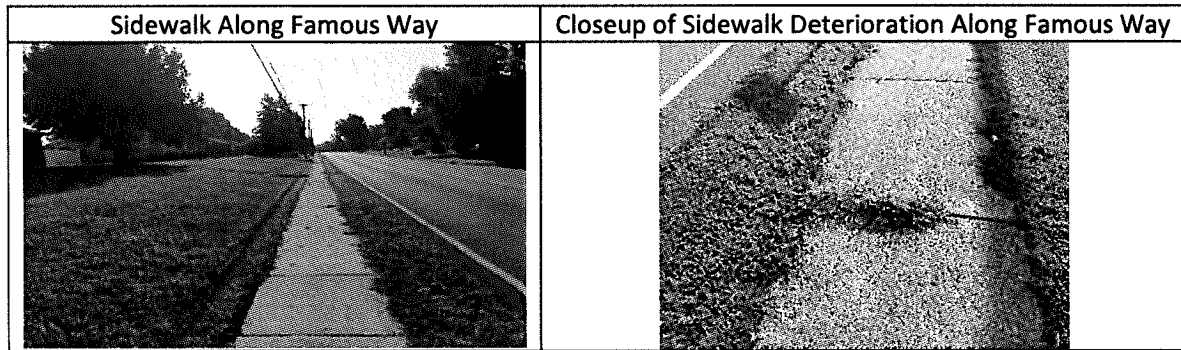


Figure 8: Sidewalk Deterioration Along Famous Way

Finally, there is no sidewalk network in Cedar Village. This would mean residents in Cedar Village could have large numbers of pedestrians walking on the street or in their yards. Not only is this a potential safety hazard for residents of the apartment complex, it is extremely disruptive to the residents of Cedar Village and violates the principle of preserving the integrity of neighborhoods as elaborated in the Highview Plan.²⁰

Inadequate TARC Facilities in the Surrounding Area

The Highview study also notes the inadequacy of the TARC system along Outer Loop.

Figure 3.11 identifies locations where transit stops should be enhanced. These enhanced locations are located along the Outer Loop. The Councilperson should work with TARC, KYTC or Metro Public Works to prioritize the locations. The cost to enhance transit stops ranges from \$12,000 to \$15,000. Improvements typically include concrete pads, concrete curbs, shelters, benches and seating. The KIPDA Long-Range Plan, MOVE Louisville, and TARC are all recommending that transit service along Outer Loop be enhanced as a high capacity corridor (Route 43- Poplar Level). Improving transit stops and eliminating sidewalk gaps along Outer Loop will help the Highview area ready itself for enhanced, high capacity transit service.²¹

²⁰ Highview Neighborhood Plan, 46. The Highview plan notes that sidewalks are underdeveloped along the entire Outer Loop corridor: "Outer Loop: The main commercial center for the region exists along Outer Loop. Commercial uses along Outer Loop are scattered in the study area and are less present as the corridor changes to residential and civic uses plus undeveloped areas. Sidewalks connect a large portion of the corridor and the associated business, but gaps still exist. There are several schools adjacent to Outer Loop that would benefit from additional sidewalks to connect to Highview Park." (Highview Neighborhood Plan, 22).

²¹ Ibid., 60. Cf. Appendix 6.

Figure 8 shows some of the recommended enhancements by the Highview plan to allow the TARC infrastructure to adequately serve the population at the time of the plan and to allow for further growth such as the suggested complex.

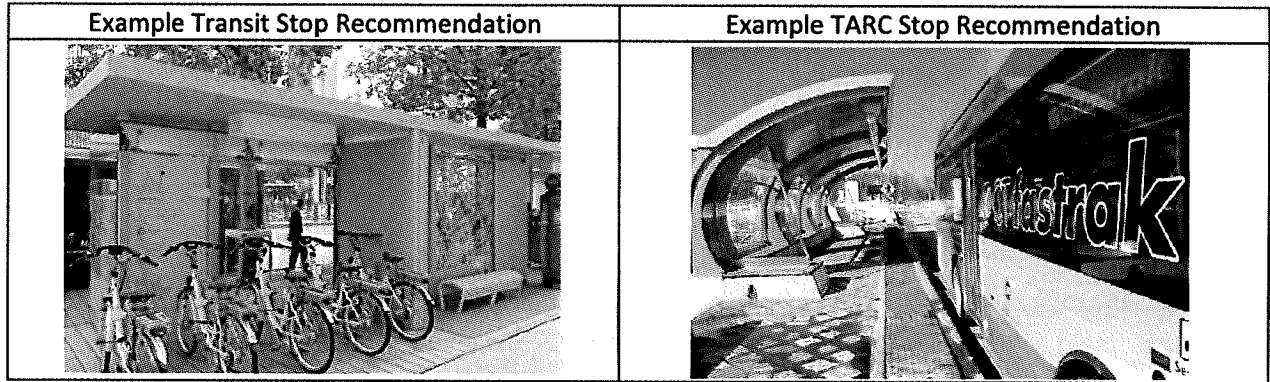


Figure 9: Recommended Transit Stop and TARC Improvements in the Highview Plan

Outer Loop would be one the main thoroughfares that would receive TARC and foot traffic from the proposed development. The additional TARC and foot traffic would overwhelm an already underdeveloped infrastructure.

As can be seen from the pictures below, the TARC system in Okolona is just as underdeveloped and unprepared to accommodate the increased volume from the complex. This becomes increasingly clear when one of the TARC stops at Walmart in Okolona is compared with the recommended TARC stop.

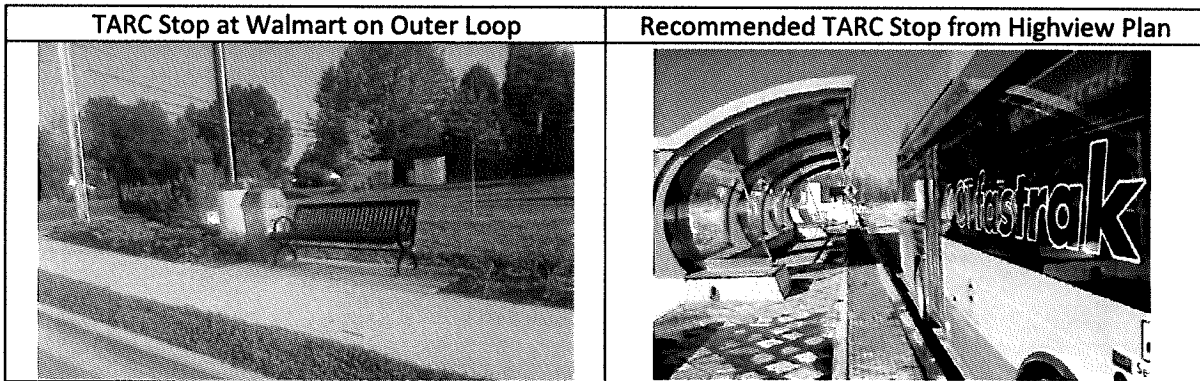


Figure 10: Comparison of Walmart TARC Stop with Highview Plan Recommendations

I believe the proposed development on Shepherdsville Road will strain an already struggling TARC infrastructure.

Distance to Major Thoroughfare

One striking feature of the proposed Unity Place apartment complex that is dissimilar to other existing large complexes in the immediate vicinity is its distance from a major thoroughfare. Other large multi-family apartment complexes such as Cooper Creek Village, Spring Manor Apartment, Clearwater Farm Apartments, and Cardinal Crossing all border major thoroughfares such as Preston Highway.

One example worth special consideration is the Whispering Hill Apartments located at 6905 Connecticut Drive, Louisville, KY 40219. This complex has an access point along Shepherdsville Road and is only ~1.5 miles from the proposed Unity Place apartment complex; however, there is a sharp contrast between the infrastructure at Whispering Hill Apartments compared to the existing infrastructure at the proposed Unity Place apartment site.

Shepherdsville Road directly in front of the Whispering Hills Apartment complex has five total lanes (= two lanes for each traffic direction and one center turn lane). This provides the necessarily capacity for the road to accommodate the needs of the residents of the complex.

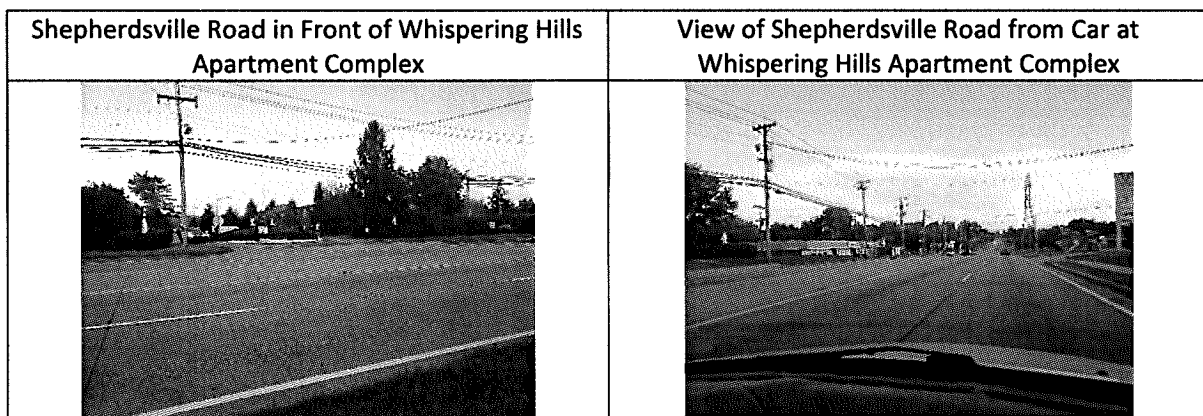


Figure 11: Shepherdsville Road in Front of Whispering Hills Apartment Complex

In contrast, the proposed site of Unity Place apartments only has two total lanes (= one for each direction of traffic).

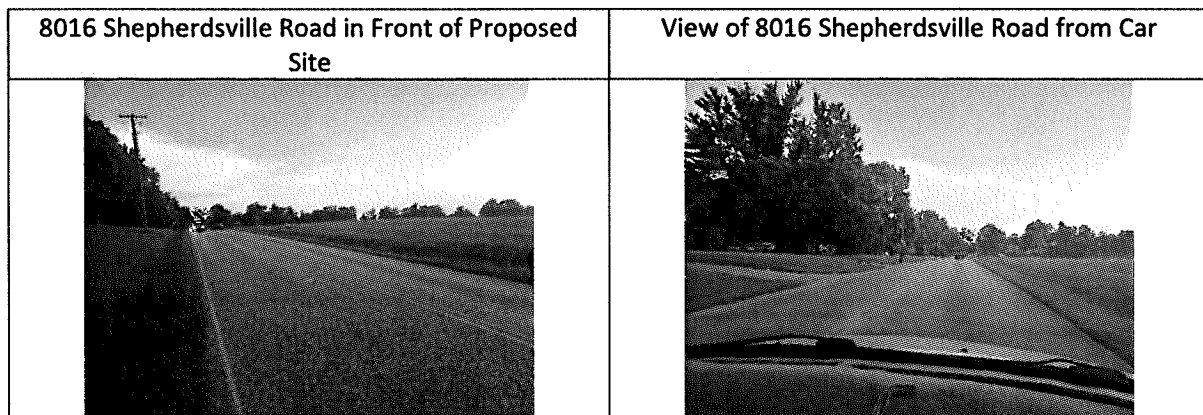


Figure 12: Shepherdsville Road in Front of Proposed Unity Place Apartments

The contrast between the road in front of 8016 Shepherdsville Road and the Whispering Hills apartment illustrates the lack of infrastructure available at 8016 Shepherdsville Road to support a multifamily apartment complex. The fact that Unity Place apartments is a large development in the middle of a

highly residential area not next to a major thoroughfare goes against the Highview plan and will put a large amount of strain on the immediate, local infrastructure that is designed for low-density, residential developments as seen by the two lane road above.

Public Opposition to the Project

Finally, as Alan Gentry has correctly observed, the majority of people in the Highview/Okolona area are against the development.²² His observations fit with the Highview Neighborhood plan, which indicates that residents were against the construction of multi-family housing units in the area.²³ Given the complexities of this project regarding neighborhood preservation, increased traffic, and lack of infrastructure for the project, I hope that you will consider the view of the general Highview population when deciding whether or not to approve the zoning change.

Conclusion

As I noted earlier, I am opposed to the proposed 8016 Shepherdsville Road development due to my belief that certain elements of the project do not align with the Highview Plan and Cornerstone 2020 plan; we also believe that certain elements of the proposed development will negatively impact the neighborhood infrastructure. Specifically, I have concerns with the project due to the following: (1) failure to preserve the character of the surrounding residential neighborhoods (e.g. Cedar Village, Friendly Hills), (2) traffic concerns, (3) underdeveloped multi-modal transportation network in the immediate vicinity of the apartment complex, (4) inadequate TARC facilities in the surrounding area, (5) the distance of the project to a major thoroughfare, and (6) the opposition of the local community to the project. I respectfully ask you to consider these concerns as you decide whether or not to rezone the land at 8016 Shepherdsville Road to allow for the construction of Unity Place apartments.

Regards,



David Knierim

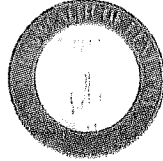
²² Alan Gentry, Planning, Zoning, and Public Hearing - Unity Place Apartments. See Appendix 1.

²³ Highview Neighborhood Plan, 38-39.

Appendix 1: Al Gentry, Planning & Zoning Public Hearing – Unity Place Apartments

Commonwealth of Kentucky
HOUSE OF REPRESENTATIVES

Alan "Al" Gentry
506 Cleveland Dr
Louisville, KY 40228



State Capitol
Room 437D, Capitol Annex
Frankfort, Kentucky 40601
(502) 564-8100
gentry.al@lrc.ky.gov

46th Legislative District
"Never Quit"

August 20, 2018

copy

Planning & Zoning Public Hearing - Unity Place Apartments
c/o Cedar Village et Al, Ms. Gerry Boone
8013 White Cedar Rd
Louisville, KY 40228

To Whom It May Concern:

Due to a prior commitment, I will not attend the August 22 meeting. However, as the sitting State Representative of the 46th House District, I'm deeply concerned about the possible approval of the proposed Unity Place Apartments, 8016 Shepherdsville Road, for the following reasons:

- 1) Lack of current transportation infrastructure to support such a project at this location;
- 2) Incompatibility of project to adjoining neighborhood character; and
- 3) The strong and near unanimous opposition to this proposed project by the numerous nearby residents in my constituency that I have personally spoken to.

Significant commercial, industrial and multi-family residential development in the region within the last two years has increased traffic congestion in the immediate area, specifically on Outer Loop Road, Shepherdsville Road, and Smyrna Parkway, and most importantly, on the collector roads of Robbs Lane and Applegate Lane. Additional approved development, namely two large multifamily developments along the Jefferson Boulevard corridor either currently under construction or about to begin construction, as well as development immediately east of Smyrna at Applegate Lane and continued business growth from Jefferson Commons will certainly contribute to this recently escalating problem. The sudden increased congestion has put a higher-than-expected strain on our local transportation infrastructure and has created a need to re-assess the area's long-term transportation plans. ***I've attached a copy of a very recent letter sent to the Kentucky Department of Transportation, District 5 Chief Engineer, regarding this concern.***

House Standing Committee: Economic Development & Workforce Investment | Transportation
Licensing, Occupations & Administration Regulations

Furthermore, I am concerned the Traffic Impact Analysis report dated July 23, 2018 generated by a consulting firm from North Carolina is not entirely reflective of the existing traffic congestion. Although I do not question their methods, I do question the accuracy of the data. Important questions you should consider is whether traffic at the interchanges studied has increased more than the study-assumed 2.5% above the actual counts collected a few years ago, and how much more traffic growth will we see after the approved projects currently under construction are completed and new residents occupy the new housing. If the data of existing traffic is inaccurate, then the study is flawed. I live nearby and drive these roads frequently, and I believe actual traffic has increased on the Robbs Lane/Applegate collector since 2016 well above 2.5%. A resident who lives on Robbs Lane, when asked, laughed at that number and told me "it has increased in front of his home 10 times that number" (suggesting a number on the order of 25%!).

My constituents have also expressed concern to me about the incompatibility of the 3-story buildings to the one and two-story buildings throughout the adjacent neighborhoods. The location of the proposed development is situated along and partially within the southwest border of what is defined as the "Highview Neighborhood" in the comprehensive 2015 Highview Neighborhood Plan (please see attached Figure 2.18 from that Plan). Clearly in this plan, professional experts and community leaders have listed its specific planning recommendations and noted its intended desire to "**preserve and protect the existing neighborhood character.**" The Highview Neighborhood Plan specifies us to "**establish a network of Neighborhood Activity Centers/Nodes,**" and "**limit multifamily residential to within or immediately adjacent to the Town Center and Neighborhood Activity Centers/Nodes.**" Please refer to attached copies of the Plan that illustrates these recommendations, identifies these nodes, and provides design guidelines for new multifamily developments. I'm not sure this one complies.

Proponents of this development may argue that this development and the adjacent Cedar Village subdivision is not technically located in Highview, but in Okolona. However, it is certainly on the border and residents of Cedar Village and neighborhoods east of Preston Highway and St. Rita will likely identify its neighborhood "character" to being very much in tune with that of Highview neighborhoods immediately east of Shepherdsville Road such as Cheri Village and Friendly Hills. I suggest the outstanding recommendations published in the Highview Neighborhood Plan are closely considered.

Lastly, I have spent over 30 hours walking door-to-door in adjacent and nearby neighborhoods recently and have spoken with many residents in the area. Almost all are against this development right now at that location, mostly for reasons addressed in this letter. Please listen to their concerns and exercise proper due diligence in assessing the potential impact of this development on the neighborhood.

I appreciate your attention to this concern.

Sincerely,



Representative Al Gentry

Appendix 2: Map from Highview Plan Indicating Plan Study Area

STUDY AREA

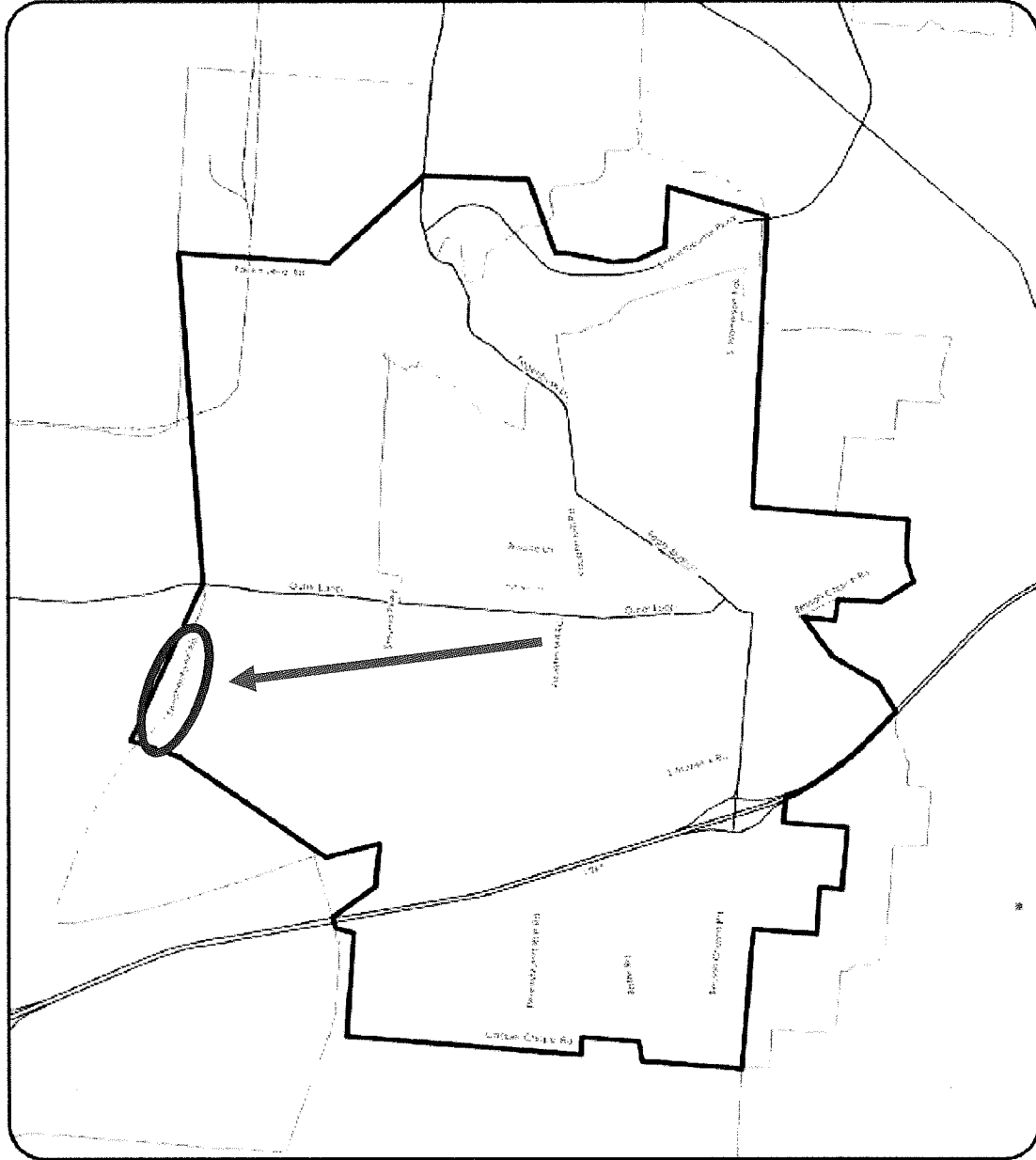


Figure 1.1 - Highview Study Area

Notes:

- *The blue circle and arrow have been added. This figure is located on page 3 of the Highview Plan.*

Appendix 3: Map of Highview Neighborhood Activity Centers/Nodes

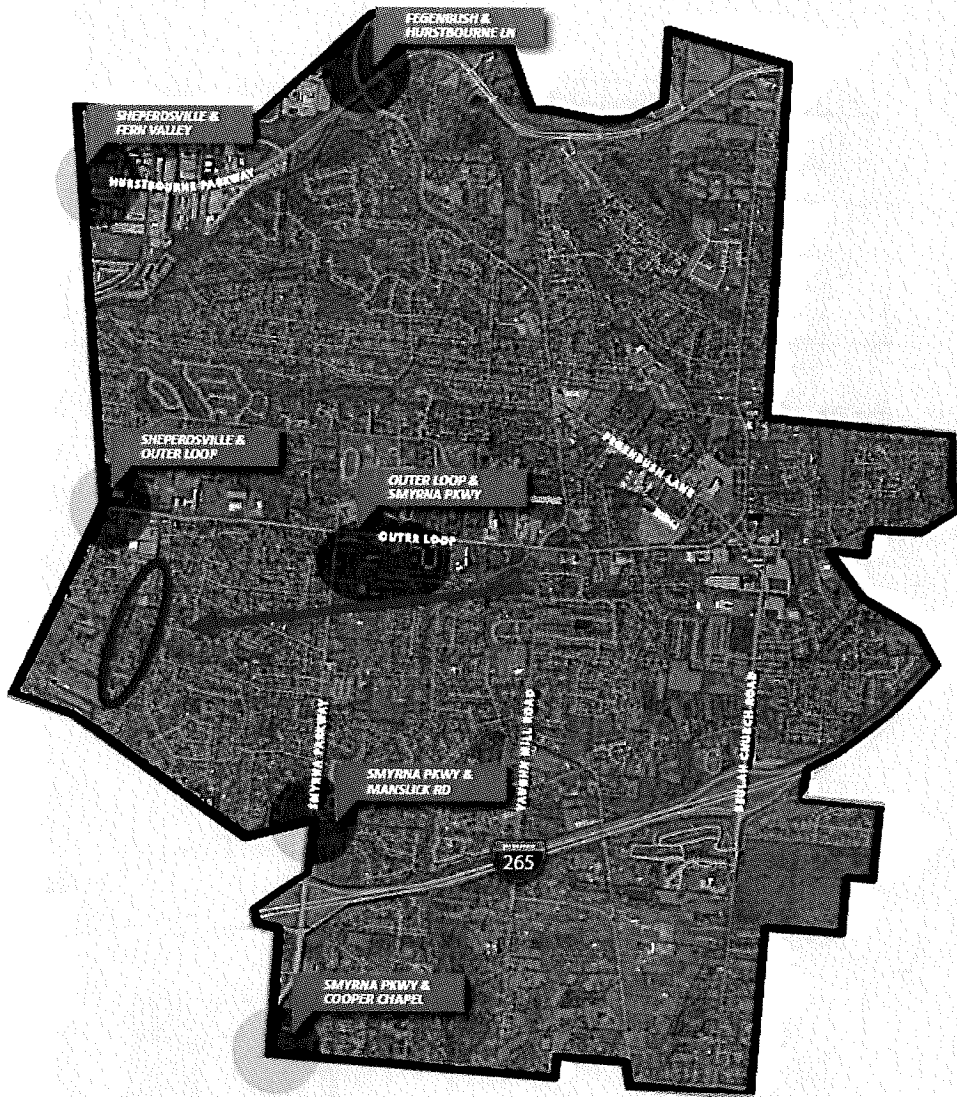


Figure 3.4 - The red circles represent the proposed network of Neighborhood Activity Centers. These areas would be commercially focused areas where development density would increase.

47

Notes:

- The blue circle and arrow have been added. This figure is located on page 47 of the Highview Plan.
- Based upon the map above, 8016 Shepherdsville Road is not in one of the proposed Highview Neighborhood Activity Centers/Nodes specifically allocated for high density developments such as Unity Place Apartments.

Appendix 4: Barrister Group Rendering A



RECEIVED
 FEB 28 2017
 DESIGN SERVICES

BARRISTER GROUP
 ARCHITECTS
 10000 W. 16th Ave., Suite 100
 Denver, CO 80202
 www.barristergroup.com
 Unit Apartments
 Typical 15 Unit Building
 Scale: 1/8" = 1'-0"
 A2

Appendix 5: Barrister Group Rendering C



RECEIVED
 FEB 28 2017
 DESIGN SERVICES

BARRISTER GROUP
 ARCHITECTS
 10000 W. 16th Ave., Suite 100
 Denver, CO 80202
 www.barristergroup.com
 Unit Apartments
 Typical Street View
 Scale: 1/8" = 1'-0"
 A3

Appendix 6: TARC Stops That Need Improvement In Highview

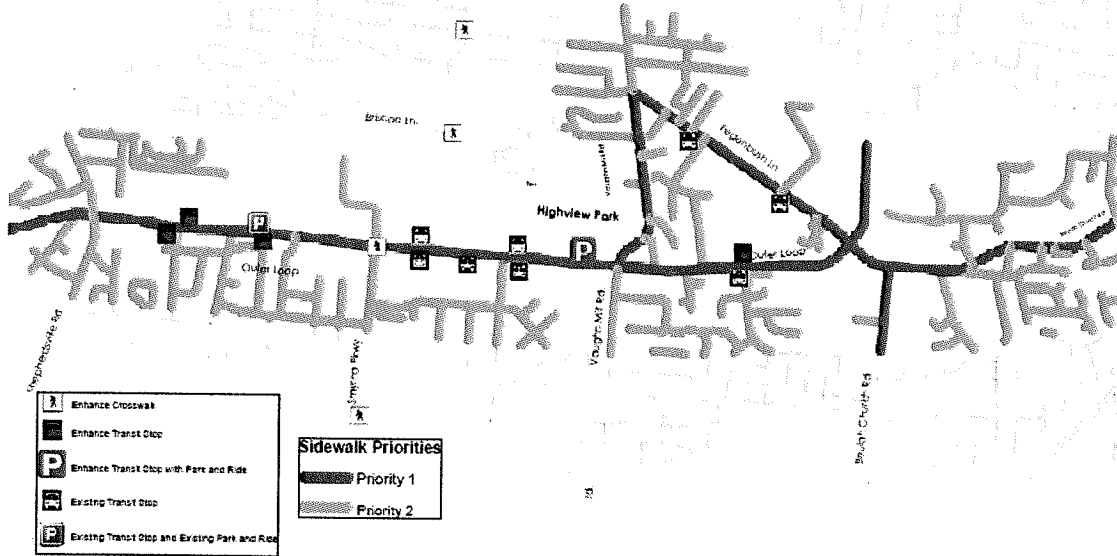


Figure 3.11 - The diagram above represents mobility related street enhancements, including crosswalks, transit stops, and priority sidewalks.

Williams, Julia

From: Kristen Tipton <ktipton502@gmail.com>
Sent: Friday, August 31, 2018 1:44 PM
To: Williams, Julia
Subject: Immediate Property Value Plummit

I spent every dime I had on my house in this area and in an instant i will lose every bit of equity and be upside down because of this. I just wanted to include the following.....

From saveokolona.com

UofL is trying to sell agricultural land in Okolona that was donated for the purpose of agricultural research to a developer so that they can build a 260 unit apartment complex where they plan to house refugees once its built. This will effectively triple the population of that neighborhood, gridlock local traffic all the time, and tank the property values of people in that neighborhood. Okolona and Highview where I live is a very blue collar single family area where hard working people live. The mostly elderly folk in that neighborhood have been fighting this for 2 years but the city is trying to push it through because the Developers lawyer was previously on the Louisville planning board. They are only trying to build it here because they know this part of the city doesn't have the money to fight it in a court room.

1.) The traffic study that was done as a requirement was done by an out of state group that was paid for by the developer. It used 2016 data. And that strip mall where Academy Sports is has increased traffic exponentially on Robbs Lane when locals use it as a cut through. This leads to increased cut through in the neighborhoods and presents a safety problem on top of the traffic congestion itself. We also need to pressure the zoning board to do a current traffic study using current numbers.

(One of the things you guys reading can do to help this point is call 311 or DOT and complain about the traffic and that the Robbs Ln/Outer Loop light takes forever to get through. Or that it's impossible to turn onto shepherdsville rd from robbs or applegate because of the constant cut through traffic)

2.) MDS has not squared away the flooding on Applegate enough to justify this project. Applegate floods and there is often standing water whenever it rains. We will likely see a lot of standing water and increase in mosquitos and other water related issues as a result.

3.) It is out of character for the neighborhood and it is spot zoning to pick this random lot and build such a large facility on it. Mt Vernon part 2 is close by but Mt Vernon has caused it's own issues in the community and it was uncharacteristic for the neighborhood too. Something like this would never happen in Highview because Highview has a very sophisticated plan to keep it a nice community. Okolona shares a similar make up and character with Highview and this project would be right at the edge of the Highview map. Check out this list of neighborhood plans.

4.) TARC doesn't run through that area currently. But it would for one single bus stop that would stay CRAMMED with people getting on and off. This is not fair to the people who live on that street.

Williams, Julia

From: Kristen Tipton <ktipton502@gmail.com>
Sent: Friday, August 31, 2018 1:34 PM
To: Williams, Julia
Subject: 16zone1027 (8016 Shepherdsville Road)

Good Day Julia,

I wanted to take a moment to ask you to include me on any information regarding this property if you can. We just bought our home the day of the last meeting and we were told nothing about this prior to the closing. We live on CEDAR BROOK 2nd to the last house and I would never have bought this home if we would have thought this could happen. We purchased this home after being bought out by MSD in our previous home for flooding. We had to canoe out of our home on Preston highway several times. We used all of our money to get into this house and give our daughter a quiet, safe, flood free home to grow in.

We oppose GREATLY the rezoning of this property. It was NEVER intended to become a multi resident dwelling form my understanding.

Best Regards,

Kristen Tipton

Williams, Julia

From: Don Waltrip <groceryman59@gmail.com>
Sent: Thursday, August 30, 2018 4:24 PM
To: Williams, Julia
Subject: Dear Ms. Williams,

Concerning the proposed zoning change requested for the construction of the Unity Place Apartments, my wife and I, as well as, my neighbors adimently oppose this project. To start, this will obviously cause real estate values to go downwards.....just ask the long-time residents in Kenwood Heights area with the Americana Apartments. Shepherdsville Road is not prepared for the influx of additional traffic without considerable widening and further upgrades to establish a safe environment. Sidewalks would be needed on both sides of the right of way to facilitate Pedestrian safety. Crime is another concern, as it will certainly increase with the influx of this housing project. Finally, our tax dollars are at stake here.....my tax dollars. Too many apartments in Okolona already and I can see too many wrongs coming from this project, and not enough good. We will fight this with whatever legal means is necessary

Sincerely,
Don and Melissa Waltrip
7903 Seebolt Drive
Louisville, KY 40219
812-746-2387 (C)

Williams, Julia

From: Pam Frazier <pfraz118@aol.com>
Sent: Monday, August 27, 2018 11:27 PM
To: Williams, Julia
Subject: Fwd: 16zone1027 (8016 Shepherdsville Road)

George & Pam Frazier
8320 Daverman Drive
Louisville, KY 40228
502-964-4559

August 27, 2018

Julia Williams, AICP
Planning Supervisor
Planning & Design Services
Department of Develop Louisville
444 South fifth Street, Suite 300

Dear Julia Williams,

I am writing to express our opposition to the zoning change from R-4 to R-6 at 8016 Shepherdsville Road. We were unaware that this change was being proposed for the neighborhood until last week. We are very concerned about the amount of traffic that it will add for already congested streets. We have resided in this community for 30+ years & have experience a huge increase in the traffic the past 2 years. The reopening of the Wal-Mart & the opening of the strip mall across from Robbs Lane has increased the amount of traffic going through the community tremendously. We can't even image the amount of chaos that 265 apartments with 500 parking spaces will create. The surrounding roads are two lane, narrow with ditches on each side & some winding. A few months ago my husband & I decided that it was too dangerous for us to travel Applegate & Robbs Lane any longer due to the amount of traffic & accidents that we had seen on those roads. We now use Smyrna to go to Outer loop, even though certain hours of the day it is so back up, if possible we try not to go any place during the peak hours. We can't tell you how surprised that we were to hear that this project was even being considered with all the traffic & road issues that already exist. I know that we are not a road study, but we have plenty of experience traveling this neighborhood & have seen the increase in the traffic. The area is not set up to handle the amount of traffic that this project will create. The traffic & road safety is our main concern with this project.

However, just looking at the proposal with the 3 story buildings in proportion to the surrounding area, it just doesn't fit the neighborhood. We also see concerns for the small shopping center located beside the development in regards to the water run-off. We can see the whole dynamics of that not working. We also understand the concerns of the residents living close to the development in regards to their property values dropping. We sold a property that was located beside apartments last year & had to take a price cut due to the apartments, so they do affect property values. There are other ways that the property can be developed with houses or patio homes that would fit with the community & not pose as big of an issue as the proposed apartments.

Thanks for your time.

Sincerely,

George & Pam Frazier

From: Kim Anderson <kencam02@gmail.com>
Date: August 27, 2018 at 11:15:06 AM EDT
To: Madonna.flood@louisvilleky.gov
Subject: Proposed apartments Shepherdsville Rd

Hello,kencam

What is the status of the proposed apartments on Shepherdsville Rd? As you can see from the turnout at the last meeting, most of current residents are against this project due to increased crime, traffic and lowers property value. If this does happen, I think you will find many of your current hardworking upstanding residents will move.

Williams, Julia

From: Sherry Covington <shercov@att.net>
Sent: Sunday, August 26, 2018 12:55 PM
To: Williams, Julia
Subject: Shepherdsville Rd Apartment Development

Okolona's growth is more than 2.5% since 2016. Document exponential growth, wrecks, and congestion already. The developers traffic study looks flawed. Do not bring this Apartment complex to our area, our property values will decrease, traffic congestion will be worse, our school test scores will drop, the crime rate will increase.

We as a community are against this development on Shepherdsville Rd.

Sherry Covington
Retired Kindergarten Teacher
Louisville, KY 40219

Sent from my iPad

Williams, Julia

From: Bernard Miller <bernardjmiller09@gmail.com>
Sent: Friday, August 24, 2018 1:36 PM
To: Williams, Julia
Subject: RE: I stand against 16zone1027, 8016 Shepherdsville

The road structure of Old Shep, Outer Loop and Robbs Lane located near Jefferson Mall have already exceeded saturation due the numerous apartments already built in this area on the Fern Valley side of Jefferson Mall along with the building of additional stores in Jefferson Commons and Walmart. NOTHING has been done to handle the increased congestion of traffic in the area. To add more apartments to this area is just making a terrible situation even worse.

Bernard Miller
8402 La Cima Court
Louisville, KY 40219

Williams, Julia

From: rhonda.woodcock001@twc.com
Sent: Thursday, August 23, 2018 4:14 PM
To: Williams, Julia
Subject: About housing development proposed for Old Sheperdsville Rd near Robbs Lane and Applegate Lane

I spoke with James Peden's office and they suggested I email my concerns to you about the proposed housing development for Old Shepherdsville Road near Robbs Lane and Applegate Lane.

1. This is a very quiet area mainly of middle-age to older residents. Adding a large multi-family complex will change the dynamic of our community. The noise level in the area will definitely rise.
2. Since the opening of the new shopping center on Outer Loop at the end of Robbs Lane, traffic has already become a problem. It is often backed up for long periods of time at that stop light as well as the stop light at Applegate and Old Shepherdsville Road.
3. The recent increase in traffic has damaged the streets. Adding the traffic caused by hundreds of other people moving into the area will only make it worse.
4. The proposed lot where the complex is to be built is very small so the buildings will overwhelm the area making it feel tight and congested.
5. There will be impact on our schools that are already struggling.
6. This area has single family homes and condos. Adding a large multi-family rental property will definitely make our property values decrease. This is not fair to the property owner's in the area.

Please take these concerns to the city council. I believe building a multi-family rental property in our neighborhoods will not be a good addition to our community.

Thank you, Rhonda Woodcock 502-968-4886

Williams, Julia

From: Gerry Boone <gerryab43@gmail.com>
Sent: Wednesday, August 22, 2018 9:03 PM
To: Williams, Julia
Subject: 8016 SHEPHERDSVILLE RD APTS. 16ZONE1027
Attachments: MOHR LETTER TO JULIA WILLIAMS.pdf

Julia,

Please find attached the letter from the Mohr's.

August 18, 2018

RE: Opening roadway at end of Cedar Brook Dr to Shepherdville Rd corridor.

TO WHOM IT MAY CONCERN;

I own and reside at 8001 Cedar Brook Dr Louisville, KY. 40219 with my Companion and Partner. We have lived here now over TEN years. We are ADAMENTLY opposed to the opening of our street to the Shepherdville Rd area.

With the recent new Mall area at the other end of Cedar Brook Dr we have extra traffic with people trying to take a short cut to beat the RED lights.

If the DEAD END on Cedar Brook was to open, It would create a HIGHLY DANGEROUS environment for ALL the residents along this street.

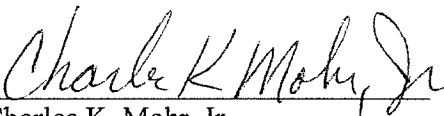
If Cedar Brook was opened to pedestrian traffic I believe it would lead to littering, grocery carts, vandalism, thefts, and burglary or worse.

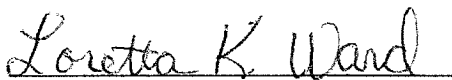
Cedar Village has been a semi closed community for over 50 years and I hope and pray it stays that way.

Please DO NOT allow the developers to open my street to more potential dangers.

As a solution the developers should provide a side walk along the thru fare on Robbs Ln to the Outer loop.

Sincerely


Charles K. Mohr, Jr


Loretta K. Ward

Williams, Julia

From: Emily Huffman <emilyjo60@gmail.com>
Sent: Wednesday, August 22, 2018 5:32 PM
To: Williams, Julia
Subject: 16zone1027 shepherdsville rd

Say no to proposed apartments for refugees. Our community needs help with the members already here. I don't think it's fair to add more disadvantage people to our community.

Williams, Julia

From: Scott Kraemer <skraemer1973@gmail.com>
Sent: Wednesday, August 22, 2018 5:12 PM
To: Williams, Julia
Subject: 16ZONE1027

Hello,

Unfortunately I cannot attend the zoning meeting tonight. I would like to keep the zoning as it is for residential only, not apartments. I am opposing the apartments going in on Shepherdsville Road. The traffic has drastically increased due to Academy, Aldi and all the other stores. The intersection of Shepherdsville Rd and Famous Way is already a challenge. There will be cars waiting to turn in to the new complex with a blind spot coming up the hill and a turn on the other end resulting in rear end collisions. Mount Vernon apartments has done nothing but go down hill over the years due to it being section 8. This complex will do the same. Please pass along my thoughts to whom it may concern.

Thank you,
Scott Kraemer

Williams, Julia

From: rbond13@aol.com
Sent: Wednesday, August 22, 2018 4:40 PM
To: Williams, Julia
Subject: Case Number: 16ZONE1027

Good Evening Ms. Williams

Please accept this email as a concerned citizen regarding the request for zoning change to my NEIGHBORhood. I sincerely oppose this change due to the traffic it will bring to our wonderful community.

Rochelle Bond
Highview Resident

"Never argue with an idiot, They'll bring you down to their level and then beat you with experience."

Currently there is flooding on Applegate Ln. and Seabolt St. This is due to too much development. This is near proposed development.

We already have congestion on Robbs Lane. Sometimes we have to wait for three lights to change before getting out onto Old Ship.

Two story buildings do not fit into this area.

Edna Federle 5511 Applegate 8/22/18

Edna Federle ~~5511~~ 8/22/18

Edna Federle 8/22/18

RECEIVED
AUG 22 2018

PLANNING & DESIGN SERVICES

Kevin Mummell
Dond Phares
Brent Hill
Well we at

5502, 5504,
+ 5509

Traffic Failure

730-100am 3-5pm

3 red lights or more
to turn onto Stuy.

at least 1 accident
per month in

intersection we

see from our
house!!

RECEIVED
AUG 22 2018
PLANNING & DESIGN SERVICES

August 22, 2018

Applegate Ln & Old Shep intersection
we have to wait sometimes 2 to 3 light
cycles to turn SB on Old Shep

Stephen Smith

John T. Smith

Zioni Am

John

RECEIVED
AUG 22 2018
PLANNING & DESIGN SERVICES

August 21, 2018

Dear Ms. Julia Williams,

We are against the development at 7201 Shepherdsville Rd., we live off Famous Way, you cannot make a left turn from Famous Way to Shepherdsville Rd. because of heavy traffic. Adding three stories Apartment building would add more traffic in an area that is already congested. Also, the area is made up of single family ranch style homes. Okolona has many apartment complexes we don't need more apartments. I invite you drive on the Outer Loop in the morning rush hour traffic and afternoon, it is always backed up.

This development is too dense for the location and opening neighborhood roads for people to walk through the neighborhood is a safety issue.

Since the property is owned by the University of Louisville Foundation we think a development with three stories apartment would be a great addition to U of L campus.

Sincerely,

Michael and Linda Ruffra
8111 Pina Way
Louisville, KY 40219

RECEIVED
AUG 22 2018
PLANNING & DESIGN SERVICES

Williams, Julia

From: stpinlou@aol.com
Sent: Wednesday, August 22, 2018 10:41 AM
To: Williams, Julia
Cc: jbaker@wyattfirm.com
Subject: 16ZoONE1027 Unity Place

Julia,

This is to inform you that my clients, who represent the consensus of most nearby residents, agree to and support the revised plan submitted by the applicant with appropriate binding elements. This revision comes after much discussion and compromise on the part of both sides. I will testify in support at tonight's hearing.

Steve Porter

Stephen T. Porter
Attorney at Law
2406 Tucker Station Road
Louisville, KY 40299
502-905-9991
stpinlou@aol.com

Williams, Julia

From: Sherry Clark <lucysclark@gmail.com>
Sent: Wednesday, August 22, 2018 1:51 PM
To: Williams, Julia
Subject: CASE NUMBER 16ZONE1027

CASE NUMBER 16ZONE1027

ADDRESS: 8016 SHEPHERDSVILLE RD.

Please stop this horrible apartment development. It will pull our community down and greatly lower our quality of life. To cram thousands of outsiders into our peaceful community will destroy our way of life. It will be a crime against those of us who have worked so hard to have peaceful, safe neighborhoods.

SherryClark



Williams, Julia

From: John Kilpatrick <johnkilp@gmail.com>
Sent: Wednesday, August 22, 2018 2:04 PM
To: Williams, Julia
Subject: CASE NUMBER 16ZONE1027

CASE NUMBER 16ZONE1027

ADDRESS: 8016 SHEPHERDSVILLE RD.

Please stop this horrible apartment development. It will pull our community down and greatly lower our quality of life. To cram thousands of outsiders into our peaceful community will destroy our way of life. It will be a crime against those of us who have worked so hard to have peaceful, safe neighborhoods.

John Kilpatrick

Williams, Julia

From: Toni Lehring <tlehring@omeganationalproducts.com>
Sent: Wednesday, August 22, 2018 12:58 PM
To: Williams, Julia
Subject: Case # 16ZONE1027

Importance: High

22 August 2018

Regarding: Case # 16ZONE1027
Location: 8016 Shepherdsville Road, Louisville, 40219

Dear Ms. Williams:

This letter is to oppose the zoning change for the above address, 8016 Shepherdsville Road, Louisville, KY 40219, Case number 16ZONE1027.

Please do not change! Please keep the zoning as R – 4 / Single Family Residential.

With kind regards,

Toni Lehring
8508 Gregory Way
Friendly Hills East Neighborhood
Louisville, KY 40219

Williams, Julia

From: Gary Clemons <gclemons47@yahoo.com>
Sent: Wednesday, August 22, 2018 6:21 AM
To: Williams, Julia
Subject: Case# 16zone1027

I have lived in Okolona since 1958 - Preston & Outer Loop was a 4-way stop. I have seen much damage done to the community I grew up in (Filson Elementary & Southern HS). People from the outside foisting things on us to bring this area down. Please don't allow apartments in this area right up next to single homes. We need someone in power to step up and defend Okolona. Gary Clemons

Williams, Julia

From: lebaylor45@frontier.com
Sent: Wednesday, August 22, 2018 3:21 PM
To: Williams, Julia
Subject: 16ZONE1027 8016 shepardsville

Hello, I just moved to the area ,actually this past week.I live at 5511 Beth Road and the traffic on old Shepardsville Road is already over populated for a two lane residential area.I am apposed to making it worse by adding multiple apartments without the traffic and road conditions being considered. Larry Baylor 5511 Beth Road Louisville KY 40219

Sent from Yahoo Mail on Android

From: Councilwoman Madonna Flood <no-reply@wufoo.com>

Sent: Tuesday, August 21, 2018 6:19 PM

To: Flood, Madonna <Madonna.Flood@louisvilleky.gov>; Derouen, Andrea <Andrea.Derouen@louisvilleky.gov>

Subject: Contact Councilwoman Madonna Flood [#640]

Name * Kristi Keener

Address 

* 8301 Linda Rd
LOUISVILLE , KY 40219
United States

Phone (502) 876-2850

Number

*

Email * klmh614@gmail.com

Comments

I am writing in regards to the proposed apartment community for the empty lot on Sheperdsville Rd. I am concerned with the fact that the majority of residents in the surrounding neighborhoods knew nothing about it. I live off of St Rita Rd and drive past that lot every day and didn't know about it until last week.

I have talked to several residents and we are concerned that this community will cause too much traffic along a mostly 2 lane roads surrounding the property. We also have safety concerns as there are no sidewalks along any of these roads. This is going to force residents of the apartments to walk in our neighborhood to get over to Walmart, the mall, etc. Not to mention a huge apartment community just does not fit in this area as it is mostly one story ranches.

The other issue is the fact that this community will be for refugees placed in the city. I am familiar with other communities that house refugees and they are riddled with crime and vandalism. Why aren't we helping those in the community that need help? We should not be catering to those from other countries over our own. We have homeless communities within Okolona alone.

I am not sure why this project has been so hush hush but I hope you will take our concerns into consideration when you vote at the Zone change meeting tomorrow.

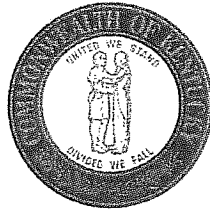
Thank you

Kristi Keener

Commonwealth of Kentucky

HOUSE OF REPRESENTATIVES

Alan "Al" Gentry
8406 Cloverport Dr.
Louisville, KY 40228
Home (502) 873-5413



State Capitol
Room 432D, Capitol Annex
Frankfort, Kentucky 40601
(502) 564-8100
gentry.al@lrc.ky.gov

46th Legislative District
"Never Quit"

August 20, 2018

Planning & Zoning Public Hearing – Unity Place Apartments

c/o Cedar Village et Al, Ms. Gerry Boone

8013 White Cedar Rd

Louisville, KY 40228

To Whom it May Concern:

Due to a prior commitment, I will not attend the August 22 meeting. However, as the sitting State Representative of the 46th House District, I'm deeply concerned about the possible approval of the proposed Unity Place Apartments, 8016 Shepherdsville Road, for the following reasons:

- 1) Lack of current transportation infrastructure to support such a project at this location;
- 2) Incompatibility of project to adjoining neighborhood character; and
- 3) The strong and near unanimous opposition to this proposed project by the numerous nearby residents in my constituency that I have personally spoken to.

Significant commercial, industrial and multi-family residential development in the region within the last two years has increased traffic congestion in the immediate area, specifically on Outer Loop Road, Shepherdsville Road, and Smyrna Parkway, and most importantly, on the collector roads of Robbs Lane and Applegate Lane. Additional approved development, namely two large multifamily developments along the Jefferson Boulevard corridor either currently under construction or about to begin construction, as well as development immediately east of Smyrna at Applegate Lane and continued business growth from Jefferson Commons will certainly contribute to this recently escalating problem. The sudden increased congestion has put a higher-than-expected strain on our local transportation infrastructure and has created a need to re-assess the area's long-term transportation plans. *I've attached a copy of a very recent letter sent to the Kentucky Department of Transportation, District 5 Chief Engineer, regarding this concern.*

Furthermore, I am concerned the Traffic Impact Analysis report dated July 23, 2018 generated by a consulting firm from North Carolina is not entirely reflective of the existing traffic congestion. Although I do not question their methods, I do question the accuracy of the data. Important questions you should consider is whether traffic at the interchanges studied has increased more than the study-assumed 2.5% above the actual counts collected a few years ago, and how much more traffic growth will we see after the approved projects currently under construction are completed and new residents occupy the new housing. If the data of existing traffic is inaccurate, then the study is flawed. I live nearby and drive these roads frequently, and I believe actual traffic has increased on the Robbs Lane/Applegate collector since 2016 well above 2.5%. A resident who lives on Robbs Lane, when asked, laughed at that number and told me "it has increased in front of his home 10 times that number" (suggesting a number on the order of 25%!).

My constituents have also expressed concern to me about the incompatibility of the 3-story buildings to the one and two-story buildings throughout the adjacent neighborhoods. The location of the proposed development is situated along and partially within the southwest border of what is defined as the "Highview Neighborhood" in the comprehensive 2015 Highview Neighborhood Plan (please see attached Figure 2.18 from that Plan). Clearly in this plan, professional experts and community leaders have listed its specific planning recommendations and noted its intended desire to "**preserve and protect the existing neighborhood character.**" The Highview Neighborhood Plan specifies us to "**establish a network of Neighborhood Activity Centers/Nodes,**" and "**limit multifamily residential to within or immediately adjacent to the Town Center and Neighborhood Activity Centers/Nodes.**" Please refer to attached copies of the Plan that illustrates these recommendations, identifies these nodes, and provides design guidelines for new multifamily developments. I'm not sure this one complies.

Proponents of this development may argue that this development and the adjacent Cedar Village subdivision is not technically located in Highview, but in Okolona. However, it is certainly on the border and residents of Cedar Village and neighborhoods east of Preston Highway and St. Rita will likely identify its neighborhood "character" to being very much in tune with that of Highview neighborhoods immediately east of Shepherdsville Road such as Cheri Village and Friendly Hills. I suggest the outstanding recommendations published in the Highview Neighborhood Plan are closely considered.

Lastly, I have spent over 30 hours walking door-to-door in adjacent and nearby neighborhoods recently and have spoken with many residents in the area. Almost all are against this development right now at that location, mostly for reasons addressed in this letter. Please listen to their concerns and exercise proper due diligence in assessing the potential impact of this development on the neighborhood.

I appreciate your attention to this concern.

Sincerely,



Representative AI Gentry

Commonwealth Of Kentucky

HOUSE OF REPRESENTATIVES

Alan "Al" Gentry
8406 Cloverport Drive
Louisville, KY 40228
Cell: (502) 523-5128



State Capitol
Room 432D, Capitol Annex
Frankfort, KY 40601
(800) 372-7181
al.gentry@lrc.ky.gov

46th Legislative District "Never Quit"

August 17, 2018

copy

Mr. Matt Bullock
Kentucky Transportation Cabinet
Chief District Engineer
District 05
8310 Westport Road
Louisville, Kentucky 40242

Dear Mr. Bullock:

Per our recent conversations by phone and email, a couple of areas linked to the Outer Loop Road corridor within the 46th Legislative House District that I represent are experiencing significant new development over the last two years. Even more development in these areas is either under construction, about to begin construction, or currently going through planning and zoning. In addition, other localized undeveloped areas in the same region are actively for sale as potential sites for commercial or multi-family dwelling development.

In short, although we welcome growth in the Okolona and Highview area, this level of growth this area is currently experiencing is substantial, and I'm deeply concerned the current transportation infrastructure is insufficient to support it. Roads experiencing a tremendous increase in traffic include the Robbs Lane/Applegate Lane cut-through, as well as Smyrna Road and Old Shepherdsville Road in eastern Okolona.

Extensive multi-family housing and commercial development has exploded in recent years between Fern Valley Road and Outer Loop Road in Okolona along the Jefferson Boulevard thoroughfare, and along Outer Loop, immediately north and east of the Jefferson Mall area. At least two additional large multi-family complexes are either under construction or about to begin construction. A Walmart complex has opened, a fairly large multi-store development has opened across from Robbs Lane, and several other smaller developments have either opened or are under construction. Also, a proposed multi-family complex consisting of 18 3-story 12-unit apartment buildings located at 8016 Shepherdsville Road is going through planning and zoning, which, if approved, could significantly add to the alarming increase in traffic pressure to this same area.

Many of my constituents are deeply concerned with this sudden spike of growth and are worried about a continued increase in congestion and, of course, the safety concerns that go along with this. Please apply the necessary resources to carefully assess this situation, if you are not already doing so, and help us address and remediate this quickly escalating problem as we move forward.

Let me know if there is anything I can do to assist in this process, or if you would like to meet and discuss this issue in more detail. I appreciate your attention to this concern.

Sincerely,

A handwritten signature in black ink, appearing to be 'Al Gentry', written in a cursive style.

Representative Al Gentry

LONG RANGE TRANSPORTATION PLANS

LEGEND

- Reconstruct as 2 lane road
- Shared Use Path
- Widen from 2 to 3 lanes
- Widen from 2 to 3 lanes/Shared Use Path

Recommended
Neighborhood
Node Area

Area of
Proposed
Developments

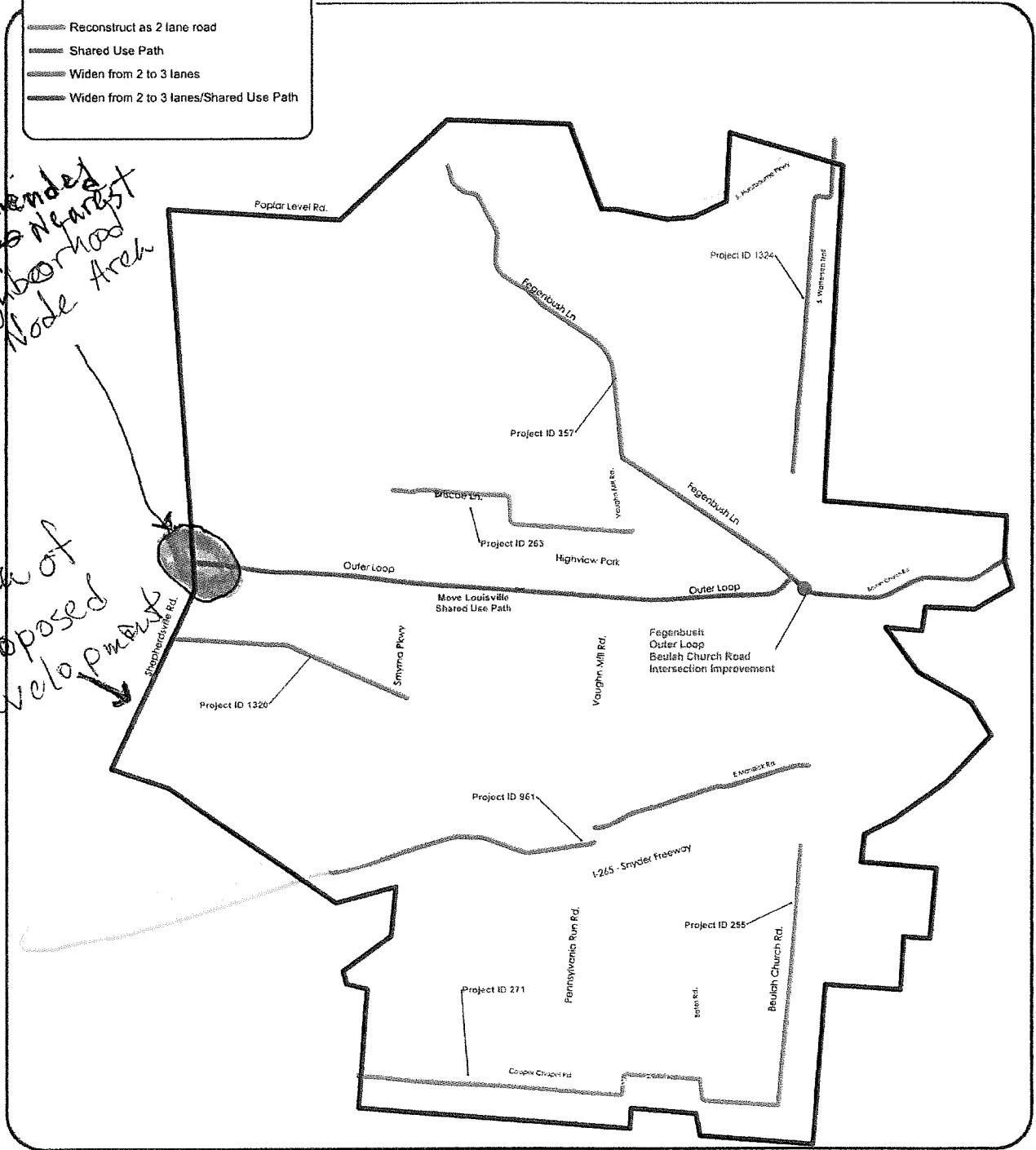


Figure 2.18 - The Kentuckiana Regional Planning and Development Agency's current Long-Range Transportation Plan

20.3 Highview Neighborhood Plan

**LAND USE
RECOMMENDATIONS**

- LU1** Revise Town Center Form District Boundaries
- LU2** Establish a network of strategic Neighborhood Activity Centers/ Nodes
- LU3** Revise Suburban Workplace Form District Boundary and limit future industrial uses to that district
- LU4** Replace Suburban Marketplace Corridor Form District with Neighborhood Form District
- LU5** Conduct a Market Study for the Town Center, Neighborhood Activity Centers/Nodes & large vacant or underutilized properties
- LU6** Limit future commercial zoning to within the Town Center and Neighborhood Activity Centers/Nodes
- LU7** Limit multifamily residential to within or immediately adjacent to the Town Center and Neighborhood Activity Centers/Nodes
- LU8** Encourage enhanced conservation subdivision development south of I-265 corridor
- LU9** Develop a Highview Greenway Master Plan
- LU10** Establish a Highview Neighborhood Planning & Implementation Group to preserve and promote the intent of this plan
- LU11** Develop a Master Plan for Highview Park
- LU12** Develop a network of Community Spaces
- LU13** Outer Loop Industrial Down-Zoning

**COMMUNITY FORM
RECOMMENDATIONS**

- CF1** Adopt a Plan Development District (PDD) that incorporates Town Center Architectural Design Standards and uses
- CF2** Incorporate Design Principles for Neighborhood Activity Centers/Nodes
- CF3** Incorporate Design Principles for New Development/Redevelopment of Multi-Family Residential
- CF4** Seek to Enhance Design Guidelines for Conservation Subdivisions Through Revising Enhanced Standards Citywide.
- CF5** Incorporate Streetscape Design Standards for key corridors/ adopt Streetscape Master Plan
- CF6** Develop & Implement Gateway Treatments
- CF7** Encourage Redevelopment of Former Big Box Sites in a Way that Establishes a More Compatible Scale/Pattern of Development

LU2: Establish a Network of Strategic Neighborhood Activity Centers/Nodes

Existing areas with a cluster of commercial uses have been identified as future Neighborhood Nodes as seen in *Figure 3.4*. These nodes are the preferred location for future medium to high density development. Other compatible uses that are also appropriate for the Neighborhood Nodes include office, civic, open space, and higher density residential. The scale and character of future development should fit within the existing character and be neighborhood serving.

Neighborhood Nodes should be: centered around a defined intersection; have finite boundaries with appropriate transition to surrounding neighborhoods, and; be walkable in size—generally defined as a ¼ mile from edge to edge (See CF2 below for design guidelines for Neighborhood Nodes).

CF2: Incorporate Design Principles for Neighborhood Activity Centers/Nodes

Design guidelines for new development/redevelopment within Neighborhood Nodes should be adopted to enhance the character of these areas and Highview. The design guidelines should incorporate the following elements:

- **Transition to Traditional Neighborhood Scale:** There should be a gradual change in scale between adjacent residential areas and Neighborhood Nodes to reduce the visual effect of larger mass and height of commercial development.
- **Definition of Street Edge:** Development within the Neighborhood Nodes should reinforce the street edge through building locations, landscaping, streetscape treatments, or other similar design techniques.
- **Development of Vacant Sites or Gaps:** A focus should be placed on redeveloping vacant sites or gaps that might exist before development of new sites. Existing drives and entry points should be consolidated and shared parking is encouraged.
- **Preservation of Building Pattern & Materials:** The pattern of commercial and non-commercial development adjacent to the Neighborhood Nodes should be considered in new development. Building materials for new development should reflect surrounding sites and adjacent residential districts.

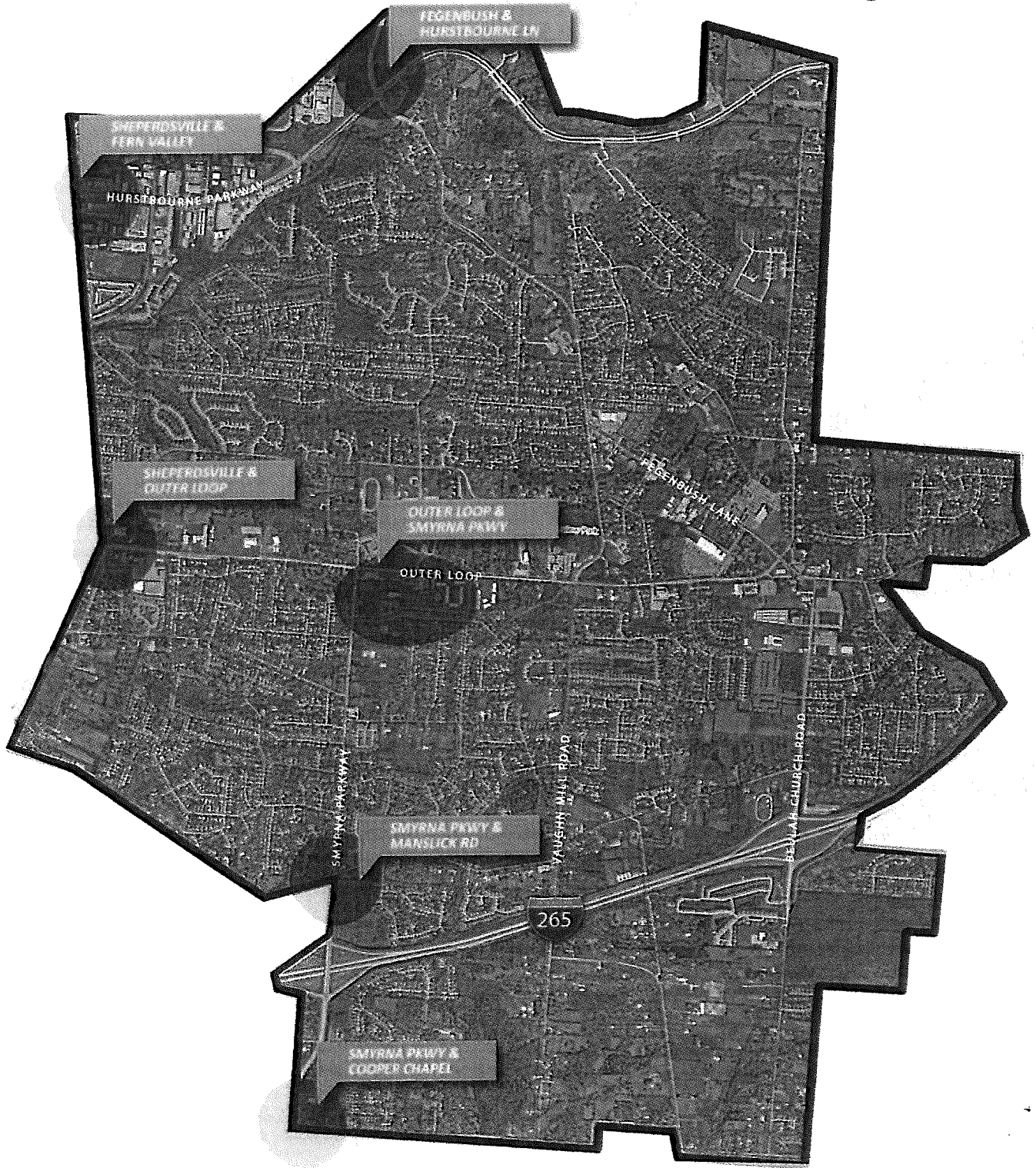


Figure 3.4 - The red circles represent the proposed network of Neighborhood Activity Centers. These areas would be commercially focused areas where development density would increase.

LU6: Limit Future Commercial Zoning within the Town Center and Neighborhood Activity Centers/Nodes

To preserve and protect the existing neighborhood character, future commercial development should be limited to the Town Center and limited within Neighborhood Activity Centers/Nodes as illustrated in red circles in *Figure 3.7*. Concentrating commercial development helps build a critical mass that is beneficial to both the commercial uses and preserving the character of the remainder of the neighborhood by limiting potential expansion of fragmented incompatible uses.

LU7: Limit Multifamily Residential to within or Immediately Adjacent to the Town Center and Neighborhood Activity Centers/Nodes

The Town Center and Commercial Nodes are designed to accommodate more dense land uses such as commercial and multifamily residential. To help protect the single family residential character, future multifamily development will be limited to the Town Center and Commercial Nodes as illustrated in *Figure 3.7* (See CF3 below for design guidelines for Multifamily Residential).

CF3: Incorporate Design Principles for New Development/ Redevelopment of Multi-Family Residential

To ensure a high-quality of multi-family development in Highview, design guidelines should be developed and adopted for all multi-family development. The design guidelines should incorporate the following design elements:

- New multi-family development should be designed to a scale (both height and mass) to be cohesively integrated into the surrounding existing development.
 - Small sites should act as infill development and focus on design over density
 - Medium-scaled sites should take advantage of opportunities for a variety of housing types and options
 - Larger sites should provide a range of housing types with a centralized common open space or focal point, interconnected system to streets, sidewalks and paths to create a neighborhood feel
- New development should connect to surrounding neighborhoods through an integrated car, bike and pedestrian network with adequate and appropriately sited parking (i.e., not located between a building and public street).
- Both public and private open spaces (scaled appropriately for the design of the development) should be incorporated into the design. The orientation of buildings around common spaces should also be designed to face the public space or streets.
- Landscaping treatments, including trees, planting and other treatments,

should be incorporated throughout the development with utilities and service structures screened from view.

- The architectural design of new multi-family developments should vary to create interest rather than duplicating the same facade or building design in a continuous row or in multiple locations. The scale of buildings should be pedestrian-friendly and highlight the entry to individual units. The buildings should have proportions and massing that creates a higher-density residential neighborhood (compared to a large apartment building with large parking lot). High-quality and durable materials, such as brick, stone, etc., should be used in all multi-family developments and changes in colors and materials should be encouraged.

CF4: Seek to Enhance Design Guidelines for Conservation Subdivision Through Revising Enhanced Standards Citywide.

Conservation Subdivision Design Guidelines should be adopted to ensure that future Conservation Subdivisions are sensitive to an area's unique qualities. The design guidelines should incorporate the following design elements:

- Preserve the existing context of the area as experienced by surrounding developments and streets
- Preserve open space or environmentally sensitive areas
- Connect to trails, and recreation sites

LU8: Encourage enhanced conservation subdivision development south of I-265 corridor

Conservation Subdivision is a tool in the Land Development Code that allows for more compact development in exchange for protecting/preserving a site's most sensitive environmental features and providing functional open space. As illustrated in *Figure 3.8*, the area south of the Gene Snyder has been recognized specifically for the large canopy cover, sensitivity to endangered species, and hydrologic features. This is also an area that has traditionally maintained a more rural character, but has experienced new development that reflects a more traditional "suburban" pattern. Encouraging review of these tools for future application of Conservation Subdivisions with area specific design guidelines, will help to preserve the rural character and environmental qualities of this area as development pressure grows, especially as roadway improvements are made to Cooper Chapel Road.

LU9: Develop a Highview Greenway Master Plan

Greenways are corridors of primarily undeveloped land set aside for the purpose of recreation and environmental protection. A Greenway Master Plan will provide help to establish a healthier community while promoting a higher quality of life by helping connect various communities throughout Highview. The Greenways will include improved bicycle and pedestrian facilities that provide additional

Williams, Julia

From: Loretta Clark <rettalynn81@hotmail.com>
Sent: Wednesday, August 8, 2018 8:21 PM
To: Williams, Julia
Subject: 8016 Shepherdsville RD
Attachments: 8016 Shepherdsville rd.rtf

Please put yourself in our shoes and see our side to this.

I know I have sent this to you before, but I have added to it, would you please forward this to the investors as well

Thank you
Loretta Clark (tier 2)

Sent from Mail for Windows 10

Dear Sir or Madam,

I am writing in regards to 8016 Shepherdsville Rd. I understand the meeting that took place 5/31/2018 there were a few things discussed. Unfortunately, this meeting was scheduled during a time when most of us were at work, (surprise, surprise) Ok, since I wasn't able to attend said meeting I will weigh in my opinion now.

I understand Kentucky Ministries was there with their opinion about refugee housing. What's in it for them? Seriously, are there not enough apartments out there that the refugees can live in without building another apt complex? You people are cranking out apartments in this city left and right. Why pick an area next to 90 % elderly people? Would you let your mother or grandmother live next to these places? No, you wouldn't. If so put your money where your mouth is and buy out tier 1 & 2 and move your family in, I'll gladly sell you my home to do so. Or you could have bought out the first few houses next to this property to make a buffer zone between this monstrosity that you will build and this nice quiet neighborhood. Trust me, if I had known this 6 1/2 years ago, I sure as hell wouldn't have bought this house.

These people have worked as well as myself most of our lives to obtain a quiet little place on this earth and now you folks want to take that away. I took the money from my late husband's insurance(6/6/2010) for a down payment on this place. It's pitiful that the almighty dollar rules your lives. Can't wait to hear the excuse you will give God when that day comes. Because you were warned what He does to greed. And even if you don't believe in Him, better hope you're right and not me. If, it were me, I would be afraid that God sees to it that one day I would be faced with the same dilemma that a different company will put something like this next to my home. Here's a thought, why not buy the property next to the Post Office and place them there away from residential and you can have many many apts there.

From the drawings I see, you want to put walk ways in on Red Cedar Way and Cedar Brook Dr. Why, to increase the chances of vandalism, robbery, rape, any crime imaginable? Maybe an easy in and out for drug running? Don't say it doesn't happen, I lived in an apt complex 3 story high and some of those apts they should have installed a drive through window. Drugs was not a shortage there. And that's only 2 miles from here. And you can say all you want that you'll have security and it won't happen, we had actual police officers patrolling and it still happened. I leave my house at 4 AM and you want to set me up for trouble, and if this happens, I hope it haunts you. And believe me, it's not a matter of IF something will happen but WHEN it will happen.

Let me put it in a nutshell, I have a \$7000 privacy fence, the first one I see from this "complex" looking over their balcony and into my back yard, Someone has bought themselves a fence, because that places my "privacy" fence null and void at that point. I will help sue for a noise wall as well, and since some kind folks insist on walk throughs, every time I get vandalized whether it be my pretty white fence they place their tag art on or my house/car gets broke in to you can bet I'll get a lawyer for that as well. Trust me there are lawyers out there that loooooove to fight corporations and get paid when their client gets paid. Every meeting we had went to, everyone that could expressed their opinion against this, as well as some

expressed it in writing. We told you every reason why we don't want this, including we don't want our property value to go down. So, no one can say we didn't tell you, and you didn't know how we felt about this.

The next meeting, I will come equipped with pictures of every apt complex in the Okolona area. All those broken shades, trash bags used for curtains, old woman walking out side with her saggies and wearing no top. Apartment complexes that was forced to shut down because of the drug problems. If Kentucky Ministries are so concerned with refugees why didn't they buy this place? Across the street from the laundromat and grocery store.

Also, I will be seeing a Dr soon for PTSD for a few of these reasons I have mentioned, pretty much the reason why I moved into an older age community. And like previously stated you are setting me up for bodily harm. I will be sure to tell any judge and psychiatrist my past and why I don't wish to be harmed, since I've already had my share of it in the past. Not that I wish to disclose what I went through, I won't hesitate to do so if need be. Feel free to pass this along to the investors before the meeting or I'll be sure to give them my opinion and tell them my plans when I get there.

I tried to find someone to sell my house to so I can get away from the harm I feel I will endure,,the panic attacks I'm about to have and the overall flashbacks and the feeling of total loss of security.

Like I said, would you or your family live that close? I already know that answer, but if you wish to prove me wrong I'm sure there are a lot that will sell to you and you all can move you and your families in.

Sincerely,

Loretta Clark (Tier 2)

8205 Red Cedar Way

Louisville, KY

Williams, Julia

From: Gerry Boone <gerryab43@gmail.com>
Sent: Monday, June 4, 2018 11:15 AM
To: Williams, Julia
Cc: Steve Porter. Atty; Rita Bernauer; Judy And Samuel Bennet
Subject: 16zone1027. 8016 Shepherdsville rd petition for meeting 7/2018..

Julia,

On behalf of the residents in Cedar Village, we petition that the meeting scheduled tentatively for July 9th 2018 at 6:30 p.m. be located at the Okolona Presbyterian Church on Shepherdsville Road.

The pastor's name is Rev. Peggy French her phone number 594 4961.

You will find the facility ample in size with speaker setups and everything in place.

Thank you for your assistance with this matter. I feel that with 800 signed on the petitions for evenings meeting set this location is Justified.

Respectfully

Gerry Boone

Phone 502 962 9190

Email Gerryab43@gmail.com

Williams, Julia

From: Loretta Clark <rettalynn81@hotmail.com>
Sent: Friday, June 1, 2018 4:09 PM
To: Loretta Clark
Cc: CHRIS@BLUESTONEENGINEERS.COM; jcampbell@heritageeng.com; jbaker@wyattfirm.com
Subject: RE: 8016 Shepherdsville Rd
Attachments: 8016 Shepherdsville rd.rtf

Dear Mr Tigue,
Since you didn't get with me over the last email I sent, would you please forward my letter to the appropriate investors of this apt complex. This way, My opinion will be on record.
Thank you
Loretta Clark

Sent from Mail for Windows 10

From: Loretta Clark <rettalynn81@hotmail.com>
Sent: Monday, May 14, 2018 4:20:33 PM
To: Michael Tigue
Subject: RE: 8016 Shepherdsville Rd

Mr Tigue,
Thank you for getting back with me. The developers want to place a monstrous apt complex next to our subdivision that have approximately 90-95 % elderly and I feel I have the right to voice my opinion on the matter.

Sent from Mail for Windows 10

From: Michael Tigue <mtigue@outlook.com>
Sent: Monday, May 14, 2018 9:23:55 AM
To: Loretta Clark
Cc: CHRIS@BLUESTONEENGINEERS.COM; jcampbell@heritageeng.com; jbaker@wyattfirm.com
Subject: RE: 8016 Shepherdsville Rd

Ms. Clark,

What specific information are you seeking and could you let us know why you are requesting the information?

Regards,

Michael

From: Loretta Clark <rettalynn81@hotmail.com>
Sent: Sunday, May 13, 2018 4:11 PM
To: mtigue@outlook.com <mtigue@outlook.com>
Cc: CHRIS@BLUESTONEENGINEERS.COM; jcampbell@heritageeng.com <jcampbell@heritageeng.com>;

jbaker@wyattfirm.com <jbaker@wyattfirm.com>

Subject: 8016 Shepherdsville Rd

Please tell me who/whom is financing this project. Is Barrister Commercial Group still the investor in this?

Sent from Mail for Windows 10

Dear Sir or Madam,

I am writing in regards to 8016 Shepherdsville Rd. I understand the meeting that took place 5/31/2018 there were a few things discussed. Unfortunately, this meeting was scheduled during a time when most of us were at work, (surprise,surprise) Ok, since I wasn't able to attend said meeting I will weigh in my opinion now.

I understand Kentucky Ministries was there with their opinion about refugee housing. What's in it for them? Seriously, Are there not enough apartments out there that the refugees can live in without building another apt complex? You people are cranking out apartments in this city left and right. Why pick an area next to 90 % elderly people? Would you let your mother or grandmother live next to these places? No, you wouldn't. If so put your money where your mouth is and buy out tier 1 &2 and move your family in , I'll gladly sell you my home to do so. Or you could have bought out the first few houses next to this property to make a buffer zone between this monstrosity that you will build and this nice quiet neighborhood. Trust me, if I had known this 6 1/2 years ago, I sure as hell wouldn't have bought this house.

These people have worked as well as myself most of our lives to obtain a quiet little place on this earth and now you folks want to take that away.I took the money from my late husband's insurance(6/6/2010) for a down payment on this place. It's pitiful that the almighty dollar rules your lives. Can't wait to hear the excuse you will give God when that day comes. Because you were warned what He does to greed. And even if you don't believe in Him,better hope you're right and not me.If it were me,I would be afraid that God sees to it that one day I would be faced with the same dilemma that a different company will put something like this next to my home. Here's a thought, why not buy the property next to the Post Office and place them there away from residential and you can have many many apts there.

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Let me put it in a nutshell, I have a \$7000 privacy fence,the first one I see from this "complex" looking over their balcony and into my back yard, Someone has bought a fence, because that places my "privacy" fence null and void at that point. I will help sue for a noise wall as well, and since some kind folks insist on walk throughs, everytime I get vandalized whether it be my pretty white fence they place their tag art on or my house/car gets broke in to you can bet I'll get a lawyer for that as well. Trust me there are lawyers out there that loooooove to fight corporations and get paid when their client gets paid.Every meeting we had went to, everyone that could expressed their opinion against this, as well as

some expressed it in writing. We told you every reason why we don't want this, including we don't want our property value to go down. So no one can say we didn't tell you and you didn't know how we felt about this.

Like I said, would you or your family live that close? I already know that answer, but if you wish to prove me wrong I'm sure there are alot that will sell to you and you all can move you and your families in.

Sincerely,

Loretta Clark

8205 Red Cedar Way

Louisville, KY

Williams, Julia

From: Mindy Montfort <m.montfort@yahoo.com>
Sent: Thursday, May 31, 2018 9:09 PM
To: Williams, Julia
Subject: 8016 Shepherdsville Rd

Good Evening Julia,

I am reaching out to you regarding the application for housing on land that is steps from my front door. I was unable to attend the meeting due to my work schedule but received your email as an outlet to voice my concerns, which I greatly appreciate. While I understand that housing is an extremely important necessity for all, I do have very realistic concerns for myself and my neighbors that I care so deeply about. I bought my home(my first home) about 10 years ago on Cedar Brook and have never once regretted my decision to purchase within the neighborhood I am in. I have zero plans to sell or move as I would love to raise children here someday.

With that being said the land of choice for this housing complex is completely unrealistic and dangerous. My neighbors and I as well as the neighboring streets are already suffering with the traffic congestion. Which is getting worse by the day with area developing so rapidly. My neighborhood streets are already being used as cut through traffic opportunities to avoid Robbs Ln, the Outer Loop and Judge Blvd. I do not see it getting any better when the housing complex less than a mile away is due to start construction. The traffic I speak of does not even take into account school season or the horrible holiday traffic.

My additional concern is the privacy and safety. Although the land is a decent size it is not big enough for what is being proposed. I have expressed my concerns regarding this proposition of development with some of my close immediate family members, three of whom are Louisville Metro Detectives and Officers. All have validated my fears about how the activity and conflicts of overly populated areas and where people are crammed into an area causes people to be chaotic, irrational, frustrated and hostile. I feel that also having such tall complexes are unfair to those whose privacy will be invaded in their own yards with strangers peering down.

I am not a person who complains and can adapt to change as it is a way of life but this project has caused me some serious emotional distress and concern. I'm scared that I am going to have to be forced to sell the home I love so dearly just to keep myself safe. I hope and pray that the wants and needs of those already living around this possible development who have found their housing(some many many many years ago)are taken into concern while everyone is taking into consideration the needs of those needing to find housing. I share a lot of the same feelings that my neighbors feel but as I have said adapting to change is a part of life and compromising would be my main focus as I am sad that this housing complex will probably more than likely happen. If the complex is built may I request no more that two stories and a concrete wall built. There is no need for a fence, sidewalk or walk way. Please consider keeping this well established neighborhood separate. I have worked very hard as a successful single woman to provide the life I live and purchase my perfect home. I fell in love with this peaceful and quiet neighborhood which has history with my parents upbringing. I am grateful for the opportunity to reach out to you and hope you have whole heartedly heard what I have expressed.

Thank you for your time and hopefully any additional future meetings can be made in the evenings allowing for others unable to attend during the day the opportunity to participate.

Thank you again and have a wonderful day!
Mindy Montfort

Williams, Julia

From: Close, Susan <Susan.Close@va.gov>
Sent: Thursday, May 31, 2018 8:11 AM
To: Williams, Julia
Subject: Case 16ZONE1027

Ms. Williams,

Good morning, I am writing in reference to the rezoning of the property at 8016 Shepherdsville Road, 40219. I understand that there is an affordable housing crisis but I believe our area has enough affordable housing. There is affordable housing on Shepherdsville Road not a quarter of a mile down from the above mentioned address and a half mile in the other directions. There are an abundance of R5A, R6, and R7 multi-family district located within a one mile radius of the site so I don't think there needs to be any addition to these. Before long there will be no single family residents. Our neighborhood has become very diverse in the last couple of years, I cannot tell you what country some of the individuals are from, I do know of at least two that were through the Catholic Charities. The Mexican and black family ratio has doubled in the last few years. There are also a lot of individuals who have family ties, I personally moved into my father's home when he died because I loved the neighborhood and I know others who have done the same thing. Our privacy and security would be negatively impacted if this happens. Let us keep our neighborhood's integrity the way it has been and was long before these other structures were around. I don't think the proposed rezone and structure would in the best interest of neighborhood and surrounding areas. With the new strip mall on Outerloop the increase in traffic has already become an issue and with the proposed two new venues in Jefferson Mall the traffic will increase even more. There are only a handful of home in this neighborhood that are two stories, so the only structure that would coordinate with the character of our neighborhood is a single level plan.

I would like to request that any further meetings be scheduled in our area and in the evening hours so that our voices can be heard.

Respectfully,

Susan B. Close

Williams, Julia

From: Rita Bernauer <rlib1950@aol.com>
Sent: Wednesday, May 30, 2018 1:45 PM
To: Williams, Julia
Subject: 8017 Shepherdsville Road

Dear Ms. Williams,

In reference to the Land Development and Transportation Committee hearing on the aforementioned property to be held on May 31, 2018, as the owner of two abutting residences to the proposed development, I would like to raise some issues that need to be addressed. I have lived in my home on Red Cedar Way for sixty years as of July, 2018. My grandparents had the adjoining home built and lived on Cedar Brook Dr. until their deaths. Other residents were raised in Cedar Village, married, and returned to live upon their parents moving to a different residence or upon their deaths. Although we have many families that have lived for decades in Cedar Village, we have also had many new neighbors move into the area from many backgrounds and cultures including, but not limited to, Burma, Mexico, Asia, as well as black families.

With the above description of our diverse community, why do we need walkways from the development into our subdivision streets? There is a great possibility that there will be more people living in the apartment complex than in our subdivision. We are not a mall or commercial area. We are single family residences of mostly older people. With such a large influx of people, our area will be inundated! The apartments will not only take away light and our view of this now peaceful area, but must we give up our safe streets as well? Pedestrians offer not only unneeded congestion to our streets but pose a danger to drivers (i.e. potential accidents with those walking). When the status of our roads outside those in Cedar Village (Shepherdsville Road and Robb's Lane) are considered, they are narrow and dangerous and do not support the present volume of traffic without adding the volume of traffic from the development. How can such a project be approved? It is not safe for the new proposed residents nor for the longtime residents. In our haste for new development, please do not forget those who have invested their lives in this area. They have rights too!

Williams, Julia

From: Mary Kilkelly <mlkilk01@gmail.com>
Sent: Wednesday, May 30, 2018 9:27 PM
To: Williams, Julia
Cc: gerryab43@gmail.com
Subject: Re: 8016 Shepherdsville Road; Case No. 16ZONE1027

Dear Ms. Williams:

I have been a resident of Cedar Village for approximately 50 years. My home is located at 5003 Cedar Brook Court. It is bounded by a drainage ditch and the creek that runs down behind the homes on Robbs Lane.

I am most concerned with the runoff of water coming down this creek and through the subdivision if these apartments are constructed with all those buildings and blacktop surfaces. I do not know if MSD took into consideration the runoff that would be generated by this new construction, but as a longtime homeowner, I am.

When we first moved into our home in 1969-70 and before sewers, the creek and the drainage ditch beside my home would reach overflowing at the junction of both and would overflow the banks and cover approximately 1/3 of my back yard and reach up to 2/3 high on the fences bordering the ditch and backing up to my backyard. Since the construction of sewers, the creek and drainage ditch have stayed in their banks, but when we have a good downpour, it can reach overflowing and will flow over the road on Cedar Brook Court. This is runoff from the back of Cedar Brook Drive to the creek. What will happen to my property if this development is built? During a hard rain, there is no other place for this water to go but in my yard and the adjoining properties on the court and on Cedar Brook Drive. We don't need to be flooded out because of a need to put multiple apartments that will definitely increase the runoff from the back of Cedar Village and down the creek behind the homes on Robbs Lane.

In addition, I would like to give my thoughts as to the opening of Red Cedar and Cedar Brook Drive as a pedestrian walkway or a continuing road. We are not a cut through to Walmart or the Jefferson Mall or the newest establishments across the road from Cedar Village. We have no sidewalks and no streetlights other than the ones paid individually by residents and do not need people wandering through our subdivision at all hours of the day and night. We are a quiet residential subdivision and want to keep it safe for the enjoyment of those who have worked so hard to keep their properties up.

Thank you for allowing me to give my concerns and hope you will address these issues upon the meeting regarding land development and transportation on Thursday, May 31, 2018 at 1:00 PM regarding the 8016 Shepherdsville Road property.

Sincerely,

Mary Louise Kilkelly
5003 Cedar Brook Court
Louisville, KY 40219
502-969-6652
email: mlkilk01@gmail.com

Williams, Julia

From: dasmith01@twc.com
Sent: Monday, May 14, 2018 7:43 PM
To: Williams, Julia
Subject: 5/31 zoning meeting at 1 p.m.

Request for this meeting to be rescheduled in the evening so people who work may attend. Many who have a strong interest in this rezoning issue are unable to attend during the day. Please advise the rescheduled date and time. Thanks.

Williams, Julia

From: David Garr <dgarr@bellsouth.net>
Sent: Sunday, May 13, 2018 10:23 AM
To: Williams, Julia
Subject: Case # 16zone1027

I would like to request that the meeting for case# 16zone1027 8016 Shepherdsville Rd. be rescheduled to a location in the Okolona area and in the evening so the working people of this area can attend.

David Garr
5301 Famous Way
Louisville Ky.
969-7580
dgarr@bellsouth.net

Williams, Julia

From: Annie Eisenback <aeisenback@icloud.com>
Sent: Saturday, May 12, 2018 7:12 PM
To: Williams, Julia
Subject: Zoning hearing

I think the meeting on May 31st at 1 pm should be changed to the previous location on outer loop in the evening. I believe you are trying to do this when everyone is working and at a downtown location most of the older people will not drive to. Thanks annie eisenback Red Cedar Way

Sent from my iPad

Williams, Julia

From: Loretta Clark <rettalynn81@hotmail.com>
Sent: Saturday, May 12, 2018 7:14 PM
To: Williams, Julia
Subject: 8016 Shepherdsville Rd Case number 16 Zone1027

The majority of us don't feel it's right that you're trying to push this meeting while a lot of us are at work. Not to mention you all are trying to push this through with other proposals, I guess in hopes that ours won't be noticed. If they went through and bought everyone out, then no one would have any sayings of the matter but since not, this is our only way of saying we don't wish to be raped and mugged and vandalized and left for dead. Been there, done that. And I wouldn't wish that upon any one else. I've been to that website to try and get the date and time changed and I couldn't find out where to go. If you can't help, I will call the number on that paper

Sent from [Mail](#) for Windows 10

Williams, Julia

From: Derouen, Andrea
Sent: Friday, January 06, 2017 8:49 AM
To: Williams, Julia
Subject: Shepherdsville Road

Good Morning Julia—

Please add this to the Shepherdsville Road project file.

Thank you.

Andrea

From: Councilwoman Madonna Flood [<mailto:no-reply@wufoo.com>]
Sent: Friday, January 6, 2017 7:17 AM
To: Flood, Madonna; Derouen, Andrea
Subject: Contact Councilwoman Madonna Flood [#361]

Name * David Garr

Address * 
5301 Famous Way
Louisville 40219
United States

Phone Number * (502) 969-7580

Email * dgarr@bellsouth.net

Comments

My name is David Garr and I live on Famous Way. I am opposed to the zoning change on Shepherdsville Road for apartments to be built. There are enough apartments in the Okolona area and with the addition of the stores next to Jefferson Mall the traffic is very bad in this area. I was at the meeting in August at the Government Center and signed up to receive future information on this project but as of today I have not received anything. Thank you.

David Garr
5301 Famous Way
Louisville Ky. 40219
969-7580
dgarr@bellsouth.net

Williams, Julia

From: Ford, Will F
Sent: Tuesday, December 27, 2016 9:17 AM
To: Williams, Julia
Subject: FW: Planning & Design: 8016 Old Shephardsville Rd. Proposed Apartmentd

Another in opposition to 16ZONE1027

Will Ford
Communications Specialist
Develop Louisville
444 South Fifth Street
Louisville, KY 40202-4313
502-574-5170/502-322-5642
will.ford@louisvilleky.gov

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

From: mtsappteam@louisvilleky.gov [<mailto:mtsappteam@louisvilleky.gov>] On Behalf Of bhy0418@gmail.com
Sent: Saturday, December 24, 2016 9:37 PM
To: Ford, Will F
Subject: Planning & Design: 8016 Old Shephardsville Rd. Proposed Apartmentd

Submission:

Submitted by Anonymous (not verified) on December 24, 2016 - 9:36pm

Your Email Address:
bhy0418@gmail.com

Your Subject:
8016 Old Shephardsville Rd. Proposed Apartmentd

Your Comment:

All apartment constructions in the Okona and Highview areas should be postponed until all roads and streets are reconstructed to handle all the additional traffic. With the addition of the Wal-Mart on the Outer Loop all area streets are at compassity for morning and evening traffic not to mention the increase in accidents. I ask that all constructions be stopped.

Choose a Department:
Planning & Design

Department Email:
will.ford@louisvilleky.gov

Williams, Julia

From: Derouen, Andrea
Sent: Thursday, January 05, 2017 12:01 PM
To: Williams, Julia
Subject: RE: 16zone1027

Please place this in the appropriate file. Thank you--

From: Barbara Yocum [<mailto:bhy0418@gmail.com>]
Sent: Saturday, December 24, 2016 10:00 PM
To: Flood, Madonna
Subject: 16zone1027

Please use your voice and vote to represent the wishes of the people/homeowners in the Okolona and HiView areas. These areas and roads were built primary for single family homes.

So first things first. Our roads and major streets cannot handle the additional traffic. Until this issue is addressed and corrected no further actions should be taken with regards to all apartments in these areas.

Williams, Julia

From: Ford, Will F
Sent: Tuesday, December 27, 2016 9:11 AM
To: Williams, Julia
Subject: FW: Planning & Design: 8016 Shepherdsville Rd Apys

Julia,

Here is a note from another person in opposition of 16ZONE1027.

Will Ford
Communications Specialist
Develop Louisville
444 South Fifth Street
Louisville, KY 40202-4313
502-574-5170/502-322-5642
will.ford@louisvilleky.gov

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

From: mtsappteam@louisvilleky.gov [mailto:mtsappteam@louisvilleky.gov] On Behalf Of tamiinky@gmail.com
Sent: Friday, December 23, 2016 12:46 PM
To: Ford, Will F
Subject: Planning & Design: 8016 Shepherdsville Rd Apys

Submission:

Submitted by Anonymous (not verified) on December 23, 2016 - 12:45pm

Your Email Address:
tamiinky@gmail.com

Your Subject:
8016 Shepherdsville Rd Apys

Your Comment:
I am writing to show my opposition to the proposed apartments. These will add no value to the community, more likely to cause property values to drop.

Tami Embry
4415 Santa Paula Ln. 40219

Choose a Department:
Planning & Design

Department Email:
will.ford@louisvilleky.gov

Williams, Julia

From: Derouen, Andrea
Sent: Thursday, January 05, 2017 11:44 AM
To: Williams, Julia
Subject: FW: 8016 Shepherdsville Rd Proposed Apt

Please place in the record for 8016 Shepherdsville Road.

Thank you!

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

From: TAMI EMBRY [<mailto:tamiinky@gmail.com>]
Sent: Friday, December 23, 2016 12:43 PM
To: Flood, Madonna
Subject: 8016 Shepherdsville Rd Proposed Apt

Dear Ms Flood,

I am writing to express my opposition to the proposed apartments in Okolona on Shepherdsville Road. This will add no value to our community. To the contrary, it will lower property values.

Thank you for your time.

Sincerely,
Tami Embry
4415 Santa Paula Lane
40219
619-9894

Williams, Julia

From: Derouen, Andrea
Sent: Thursday, January 05, 2017 12:04 PM
To: Williams, Julia
Subject: FW: New apartments

Please place this in the file for case 16ZONE1027. Thank you--

From: Philip Young [<mailto:philipyong61@gmail.com>]
Sent: Friday, December 23, 2016 11:39 PM
To: Flood, Madonna
Subject: New apartments

No new apartments in our neighborhood

Sent: Wednesday, December 21, 2016 2:58 PM
To: Wethington, Jessica
Subject: : Apartments proposed for Okolona area:

Submission:

Submitted by Anonymous (not verified) on December 21, 2016 - 2:58pm

Your Email Address:
jameson52@twc.com

Your Subject:
Apartments proposed for Okolona area

Your Comment:
I have lived in this area for 40 plus years. I am very concerned about the traffic these apartments will bring. When I drive home from now it is getting to be like driving downtown. Our roads can not handle more cars. Please stop this zoning.

Choose a Topic:
City Planning & Zoning

Williams, Julia

From: Ford, Will F
Sent: Thursday, December 22, 2016 2:42 PM
To: Williams, Julia
Subject: FW: Planning & Design: Case #16zone1027

Julia,

Here are some comments for the record about 16zone1027.

Will Ford
Communications Specialist
Develop Louisville
444 South Fifth Street
Louisville, KY 40202-4313
502-574-5170/502-322-5642
will.ford@louisvilleky.gov

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

From: mtsappteam@louisvilleky.gov [mailto:mtsappteam@louisvilleky.gov] On Behalf Of kellistines@yahoo.com
Sent: Thursday, December 22, 2016 12:49 PM
To: Ford, Will F
Subject: Planning & Design: Case #16zone1027

Submission:

Submitted by Anonymous (not verified) on December 22, 2016 - 12:49pm

Your Email Address:
kellistines@yahoo.com

Your Subject:
Case #16zone1027

Your Comment:

I live in Cheri Village off Shepherdsville Rd. and have for the past 13 years. We are moving across the street to Savannah Springs Patio Homes. The traffic is already horrendous; gets worse daily. Do you have any idea what this proposed apt., complex will add? Making a left is a joke; are you waiting for someone to get killed before something is done. Since we already have the section 8 apts (Mt. Vernon) on Shepherdsville Rd in 2 locations, why not move this proposed site elsewhere? How about the east end? I am getting more and more angry with the traffic. I am very unhappy with this whole idea!

Kelli Stines

Choose a Department:
Planning & Design

Williams, Julia

From: Derouen, Andrea
Sent: Thursday, January 05, 2017 12:02 PM
To: Williams, Julia
Subject: FW: Case #16zone1027

Please place this in the appropriate file. Thank you--

From: Julie Kemper [<mailto:julieroserose@gmail.com>]
Sent: Thursday, December 22, 2016 1:21 PM
To: Flood, Madonna
Subject: Case #16zone1027

Hello Ms. Flood,

I would like to voice my concern about the 500 plus apartment proposal. I wish to vote against this development. The area, roads, flood map, environment can not support more concrete jungles. Mayor Fischer plumps Louisville as a city that needs more trees, a city that is a heat island. Well, guess what, the concerns of the mayors were killed the moment that land was developed. Trees killed, wild life killed, natural habitats killed. Stop this development, we don't need it, no more apartments, nor warehouses to sit empty! I don't need my basement flooding again and again because there is no point of statuation for rain water. You're turning our district into trash. If these apartments are built, you will not get votes. Stop destroying our property values.

Thank you,

Julie Kemper

Williams, Julia

From: Derouen, Andrea
Sent: Thursday, January 05, 2017 12:00 PM
To: Williams, Julia
Subject: FW: Case #16zone1027

Please place this in the appropriate file. Thank you.

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

From: pflemonade@aol.com [mailto:pflemonade@aol.com]
Sent: Thursday, December 22, 2016 2:27 PM
To: Flood, Madonna
Subject: Case #16zone1027

I want to send this email in opposition to the proposed multi-family zoning for new Apartments at 8016 Shepherdsville Rd.

Shepherdsville Rd is two lanes and has no sidewalks as it is and the traffic is way too busy currently to add an apartment complex to this area.

Being from this area Madonna you know this is all true. Also, most of your constituents are opposed to this project.

Why must we have a project in EVERY green space left or a project of this size?

Sincerely,

Paula Freeman Lemons
4905 Dee Rd
Louisville, KY 40219

Sent from my iPhone

Sent: Wednesday, December 21, 2016 2:58 PM
To: Wethington, Jessica
Subject: : Apartments proposed for Okolona area:

Submission:

Submitted by Anonymous (not verified) on December 21, 2016 - 2:58pm

Your Email Address:
jameson52@twc.com

Your Subject:
Apartments proposed for Okolona area

Your Comment:
I have lived in this area for 40 plus years. I am very concerned about the traffic these apartments will bring. When I drive home from now it is getting to be like driving downtown. Our roads can not handle more cars. Please stop this zoning.

Choose a Topic:
City Planning & Zoning

To: Wethington, Jessica
Subject: : Apartments development proposed on Shepherdsville Road.:

Submission:

Submitted by Anonymous (not verified) on December 20, 2016 - 5:17pm

Your Email Address:
dgarr@bellsouth.net

Your Subject:
Apartments development proposed on Shepherdsville Road.

Your Comment:
Case # 16zone1027
How can I get information on this proposed development. I went to the meeting on August 3, 2016 at the Government Center on Outer Loop. I signed up for future information on this proposal, name and email but haven't received anything.

David Garr
5301 Famous Way
Louisville, Ky. 40219
502 969-7580
dgarr@bellsouth.net

Choose a Topic:
City Planning & Zoning

December , 2016

Louisville Metro Planning and Design Services
444S 5th Street
Louisville KY 40202

Re: Pre-Application/Application and Revision of Plans
Zoning Change 8016 Shepherdsville Rd

Ladies or Gentlemen:

This letter is to protest the re-zoning from R-4 to R-7 allowing construction of 348 apartments at the above-referenced location.

Our "village" consists of 195 lots with single family, ranch style homes. What you are proposing is allowing over 1.4 times the amount of population of our subdivision to be established on 19+ acres. Too high density ratio for Cedar Village. Three story apt bldgs are certainly not acceptable as there are none in our immediate area. Therefore this is not keeping with the original design in the development Cedar Village, Kings Village or Bittersweet.

The plans allow for access to Cedar Brook Dr and Red Cedar Drive in Cedar Village for additional foot traffic. And according to P&Z road traffic as well. This is a safety issue for our young families with children and the elderly who worked all their life to have enjoyment of their quality of life and of their home as well as safety.

It is a well-known fact that the according to *KENTUCKY REALTOR* fall edition 2016 that *9 neighborhood features that bring down home values...pg 6, #3 High renter concentration costs homeowner 13.8% of their home value. SO DOES THAT MEAN OUR PROPERTY TAXES GO DOWN?* A perfect example of problems in selling a home are to see the homes that have been difficult to sell on Old Shepherdsville Rd across from Mt Vernon Apts.

Traffic and road infrastructure are suffering now from the addition of the new mall joining Jefferson Mall and the now up-coming opening of a super Wal-mart. Robb's Lane and Shepherdsville Rd to the Outer Loop is impassable from constant traffic with these additions already.

If you note where high density apartments are in Okolona, Old Sheperdsville Rd, Fern Valley Rd, Outer Loop and Jefferson Blvd are 4-6 multi-lanes. Not a simple "oxcart" 2-lane road with low shoulders to handle all the additional traffic.

Part of property is in flood plane and we do not want water issues in our homes because of lack of proper drainage.

For this reason as a homeowner, I ask you not to allow the change of zoning to R-7 at 8016 Shepherdsville Rd.

Respectfully,

Harold & Denise Webb

*Harold & Denise Webb
8205 Cedar Brook Dr
Louisville, KY 40219*

RECEIVED
DEC 07 2016
PLANNING &
DESIGN SERVICES

December 1, 2016

Louisville Metro Planning and Design Services
444S 5th Street
Louisville KY 40202

RECEIVED
DEC 07 2016
PLANNING &
DESIGN SERVICES

Re: Pre-Application/Application and Revision of Plans Zoning Change 8016 Shepherdsville Rd

Ladies or Gentlemen:

This letter is to protest the re-zoning from R-4 to R-7 allowing construction of 348 apartments at 8016 Shepherdsville Rd.

Our "village" consists of 195 lots with single family, ranch style homes. What you are proposing is allowing over 1.4 times the amount of population of our subdivision to be established on 19+ acres. The density ratio for Cedar Village is too high. Three story apt. bldgs. are certainly not acceptable as there are none in our immediate area. Therefore, this is not keeping the original design in the Cedar Village, Kings Village, or Bittersweet developments.

The plans allow for access to Cedar Brook Dr. and Red Cedar Dr. in Cedar Village, which will increase foot traffic. And according to P&Z, road traffic as well. This is a safety issue for our young families with children and the elderly.

It is a well-known fact that according to the *KENTUCKY REALTOR*, fall edition 2016, *nine neighborhood features that bring down home values...page 6, #3 High renter concentration costs homeowners 13.8% of their home value.* SO DOES THAT MEAN OUR PROPERTY TAXES WILL GO DOWN? A perfect example of a problem selling a home, is to see the homes that have been difficult to sell on Old Shepherdsville Rd across from Mt Vernon Apts.

Traffic and road infrastructure are suffering now from the addition of the new mall beside Jefferson Mall and the opening of a super Wal-mart. Robb's Lane and Shepherdsville Rd to the Outer Loop is impassable from constant traffic with these additions already.

If you note where high density apartments are in Okolona, Old Sheperdsville Rd, Fern Valley Rd, Outer Loop and Jefferson Blvd, there are 4-6 multi-lanes. Not a simple "oxcart" 2-lane road with low shoulders to handle all the additional traffic.

Part of the property is in a floodplain and we do not want water issues in our homes because of lack of proper drainage.

For this reason as a homeowner, I ask you to not permit the change of zoning to R-7 at 8016 Shepherdsville Rd.

Respectfully,

May Louise Epley
Mary Louise Epley
4920 Cedar Brook Court

Anthony R Epley
Anthony R Epley

Williams, Julia

From: Derouen, Andrea
Sent: Thursday, January 05, 2017 11:49 AM
To: Williams, Julia
Subject: FW: 8016 Shephardsville Road ~ proposed Apts >>>

Please place this in the appropriate file.

Thank you!

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

From: skeballlarry [<mailto:skeballlarry@yahoo.com>]
Sent: Sunday, December 4, 2016 11:20 AM
To: skeballlarry
Subject: Re: 8016 Shephardsville Road ~ proposed Apts >>>

Could I Receive Updates on the Proposed plans, as I am Sooo AGAINST any such move ... Traffic & Noise is already out-of hand in this area ..

((# 16ZONE1027))

Williams, Julia

From: Marla Blanchard <emjabe5@gmail.com>
Sent: Sunday, December 4, 2016 4:49 PM
To: Williams, Julia; Flood, Madonna
Subject: 8016 Shepherdsville Rd

Follow Up Flag: Follow up
Flag Status: Flagged

Louisville Metro Planning and Design Services
444 S 5th Street
Louisville KY 40202

Re: Pre-Application/Application and Revision of Plans
Zoning Change 8016 Shepherdsville Rd

Ladies or Gentlemen:

This letter is to protest the re-zoning from R-4 to R-7 allowing construction of 348 apartments at the above-referenced location. What you are proposing is allowing over 1.4 times the amount of population of our subdivision to be established on 19+ acres.

There already appears to be a safety issue in this area as LMPD coverage is low. High density will only exacerbate the existing safety issue for our young families with children and the elderly in the area.

Traffic and road infrastructure were already suffering on Robb's Lane and Shepherdsville two-lane Rd in either direction, from "rush hour" three times a day due to school and work commuter traffic. The addition of the new mall joining Jefferson Mall and the opening of a super Wal-Mart have added to the congestion.

Have you considered the costs that will result from road expansion, traffic management, increased law enforcement, and flood plain management? In addition, it is a well-known that high renter concentration costs the homeowner 13.8% of their home's value.

The high density apartments in Okolona are located on Old Sheperdsville Rd, Fern Valley Rd, Outer Loop and Jefferson Blvd, which are multi-lane roads able to handle the traffic.

As a homeowner relocated from California as of September 2016, I am very aware and concerned about future values and safety concerns that rise from poor and short-sighted planning. I chose the area because of it's rural feel and the predominantly single family home population.

I respectfully submit to **not allow** the change of zoning to R-7 at 8016 Shepherdsville Rd., and bring in high density that will only degrade and destroy the neighborhood.

Sincerely,

Marla J Blanchard
Concerned Homeowner
Savannah Springs