

Leon Duke
10417 Wemberley Hill Blvd.
Louisville KY 40241
502-727-4316
leonau62@hotmail.com

Ms. Julia Williams, AICP
444S Fifth St.
Suite 300
Louisville KY 40202

April 21, 2022

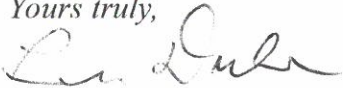
Good Morning:

I wanted to bring to you the original letters signed by our homeowners. Some have written additional comments, but thought there should be original signatures in our case history.

When I speak at today's hearing, I will refer to other apartments that have a central trash location. These photos are in our general neighborhood, so an acceptable trash solution is possible.

Thank you for your work on solutions to issues on this project.

Yours truly,



Leon Duke
10417 Wemberley Hill Blvd.
Louisville KY 40241

0
PAGE 2

TO:
JULIA WILLIAMS, AICP
PLANNING SUPERVISOR
DEPARTMENT OF DEVELOPMENT
444 S 5th STREET
SUITE 300
LOUISVILLE KY 40202

Good Morning:

The undersigned are condo owners at Wemberley Hill. The apartment complex proposed by LDG (case 21 zone0102) at 3323 & 3325 Freys Hill Rd. is on the South side of our property line. The North side of this property is all commercial.

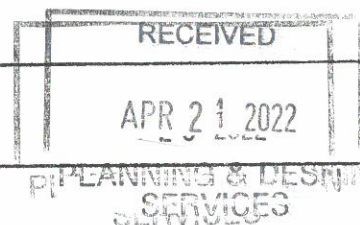
While there are other issues of concern on this proposed project, this letter will address one big problem for our entire community. LDG currently plans to locate 3 dumpsters on the property line. This puts the smell, noise and inevitable rodents approximately 25' from our patios and bedroom windows.

I have included some photographs of similar projects with a trash drop close to the exit. They include an all in one 30 yard container with compactor. Such a container would be a much better solution. It would keep the large smelly collectors away from their residents and would be much better for our homeowners.

Please help us get a revision to the current dumpster locations.

Thank you

Chuck Bort	10641
Carla Smith	10405
Carolyn Altstadt	10518
Stephella Day	10600
Dennis Cast	10605
Barbara Cast	10605
Mary Lou Gerstle	10575
✓ Sweet Ken	10604



21-ZONE-0102

TO:
JULIA WILLIAMS, AICP
PLANNING SUPERVISOR
DEPARTMENT OF DEVELOPMENT
444 S 5th STREET
SUITE 300
LOUISVILLE KY 40202

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Thank you

<u>Sally Johnson</u>	<u>10502</u>
<u>Mary Boyce</u>	<u>#10410</u>
<u>Toni Woodard</u>	<u>10503</u>
<u>Kandi Clark</u>	<u>#10505</u>
<u>Joy Davis</u>	<u>#10402</u>
<u>Sheri Walter</u>	<u>10631</u>
<u>Sheik Corso</u>	<u>#10607</u>
<u>Michael Corso</u>	<u>#10607</u>

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APR 21 2022

PLANNING & DESIGN
SERVICES

21-ZONE-0102

TO:
JULIA WILLIAMS, AICP
PLANNING SUPERVISOR
DEPARTMENT OF DEVELOPMENT
444 S 5th STREET
SUITE 300
LOUISVILLE KY 40202

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Thank you

Jennifer Knights 10419

Mike Stuenkel

10412

Eileen T Mahan

10510

Nancy Hahn

10639

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APR 21 2022

PLANNING & DESIGN
SERVICES

Susan C. Marshall

10523

Paul and Kaye Hinson

10507 WHB

Bob Haller

10633

José y Adriana Suarez 10504

21-ZONE-0102

TO:
JULIA WILLIAMS, AICP
PLANNING SUPERVISOR
DEPARTMENT OF DEVELOPMENT
444 S 5th STREET
SUITE 300
LOUISVILLE KY 40202

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Thank you

Paul and Kaye HINSON 10507 WHB

Janet E. Lowe 10409 WHB

James H. Lowe 10508 WHB

Evelyn Muech 10420

Barbara Word 10512

William L. Stratton 10415

Nancy Henderson 10521

Ken 10606



21-ZONE-0102

TO:
JULIA WILLIAMS, AICP
PLANNING SUPERVISOR
DEPARTMENT OF DEVELOPMENT
444 S 5th STREET
SUITE 300
LOUISVILLE KY 40202

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Thank you

J. Luns & Carol A Duke 10417

Virginia Barnes 10401

Elizabeth A. Menist 10621

Heidi Jarkoe 10616

Marian Lister 10416

Jean Lerner

Carolyn Huppman

Mary Lou Gerke

RECEIVED 10509

APR 21 2022/10602

PLANNING & DESIGN
SERVICES

10515

21-ZONE-0102

TO:
JULIA WILLIAMS, AICP
PLANNING SUPERVISOR
DEPARTMENT OF DEVELOPMENT
444 S 5th STREET
SUITE 300
LOUISVILLE KY 40202

Good Morning:

The undersigned are condo owners at Wemberley Hill. The apartment complex proposed by LDG (case 21 zone 0102) at 3323 & 3325 Freys Hill Rd. is on the South side of our property line. The North side of this property is all commercial.

While there are other issues of concern on this proposed project, this letter will address one big problem for our entire community. LDG currently plans to locate 3 dumpsters on the property line. This puts the smell, noise and inevitable rodents approximately 25' from our patios and bedroom windows.

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Please help us get a revision to the current dumpster locations.

Thank you

Brenda Smith 10623

Wilma Brown 10625

Susan D. Schmitt 10619

Karen Schaffer

Mark Ayers 10413

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APR 21 2022

PLANNING & DESIGN
SERVICES

21-ZONE-0102

Leon Duke
10417 Wemberley Hill Blvd.
Louisville KY 40241
502-727-4316
leonau62@hotmail.com

To:
Michael Groves
LDG Development
1469 S 4th Street
Louisville KY 40202

Re: 3323 & 3325 Freys Hill Rd.

Dear Mr. Groves;

I was recently at a zoning hearing at the old jail. I am not sure if you were on line at the hearing, but I spoke of a serious concern about the location of your dumpster sites. The proposal has dumpsters located on the South property line, which places them approximately 25' from our patios and bedroom windows.

While this was likely an oversight by a planner, it has a serious impact on our community. The smell, noise and pests that come with dumpsters is not what anyone wants adjacent to their patios or bedrooms.

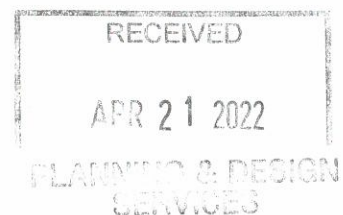
The North side of your development is all industrial and would be much better suited to handle your waste containers.

I took the liberty to photograph two close-by apartment complexes with enclosed containers and compactors. These drive by containers are safer and would not have trash trucks driving through your community. The Legends at Indian Springs is a little smaller but they have a collection truck every 10 days.

I hope this allows us to start as friendly, respectful neighbors.

Yours truly,

Leon Duke



21-ZONE-0102



*LEGENDS @ INDIAN SPRINGS
EXIT*

TRASH BY-PASS

RECEIVED

APR 21 2022

21-ZONE-0102



21-ZONE-CICZ



TRASH DROP

RECEIVED
APR 21 2012

PLANNING & DESIGN

21-ZONE-C102

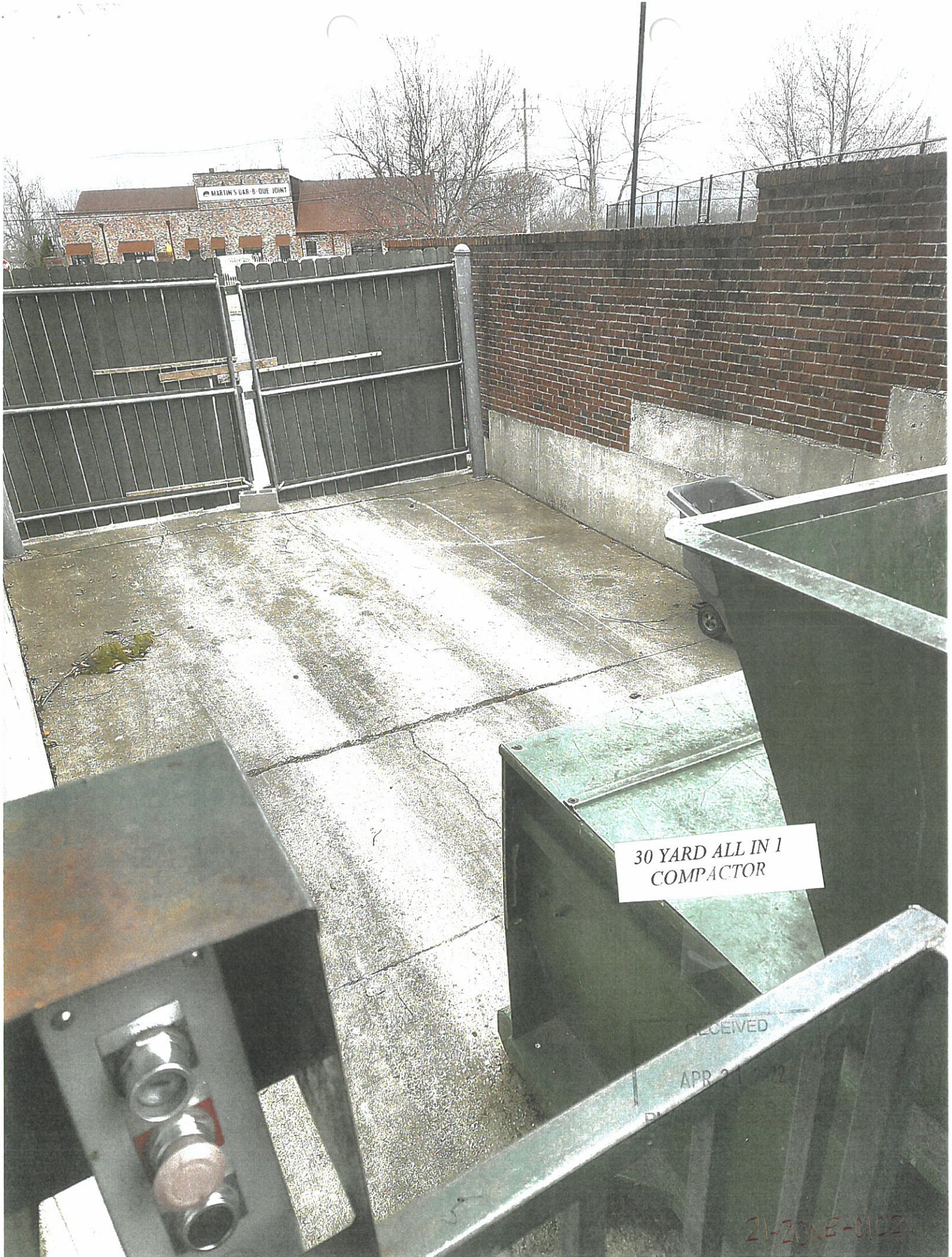


PRIVATE
PROPERTY
DUMPSTER FOR
APARTMENT
RESIDENTS
USE ONLY

ALL BOXES
ARE TO BE
BROKEN
DOWN AND
PUT INSIDE
THE
COMPACTOR

DUMPSTER RULES
RESIDENTS ONLY
SECURELY BAG
NO PARKING
In Front of Dumpster
EMPTY BOXES

21-2015-0002



30 YARD ALL IN 1
COMPACTOR

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APR 21 2022

21-ZONE-0102

TRUCK COLLECTION
AREA

REC'D
APR 21 2022

21-ZONE-0102



COMPACTOR

RECEIVED
APR 21 2022
CITY OF CHICAGO

21-ZONE-0102

CLUBHOUSE

RECEIVED

APR 21 2021

LANDSCAPE DESIGN

21-20NE-012



CLUBHOUSE
RENTAL OFFICE

RECEIVED
APR 21 2022
PLANNING DEPT

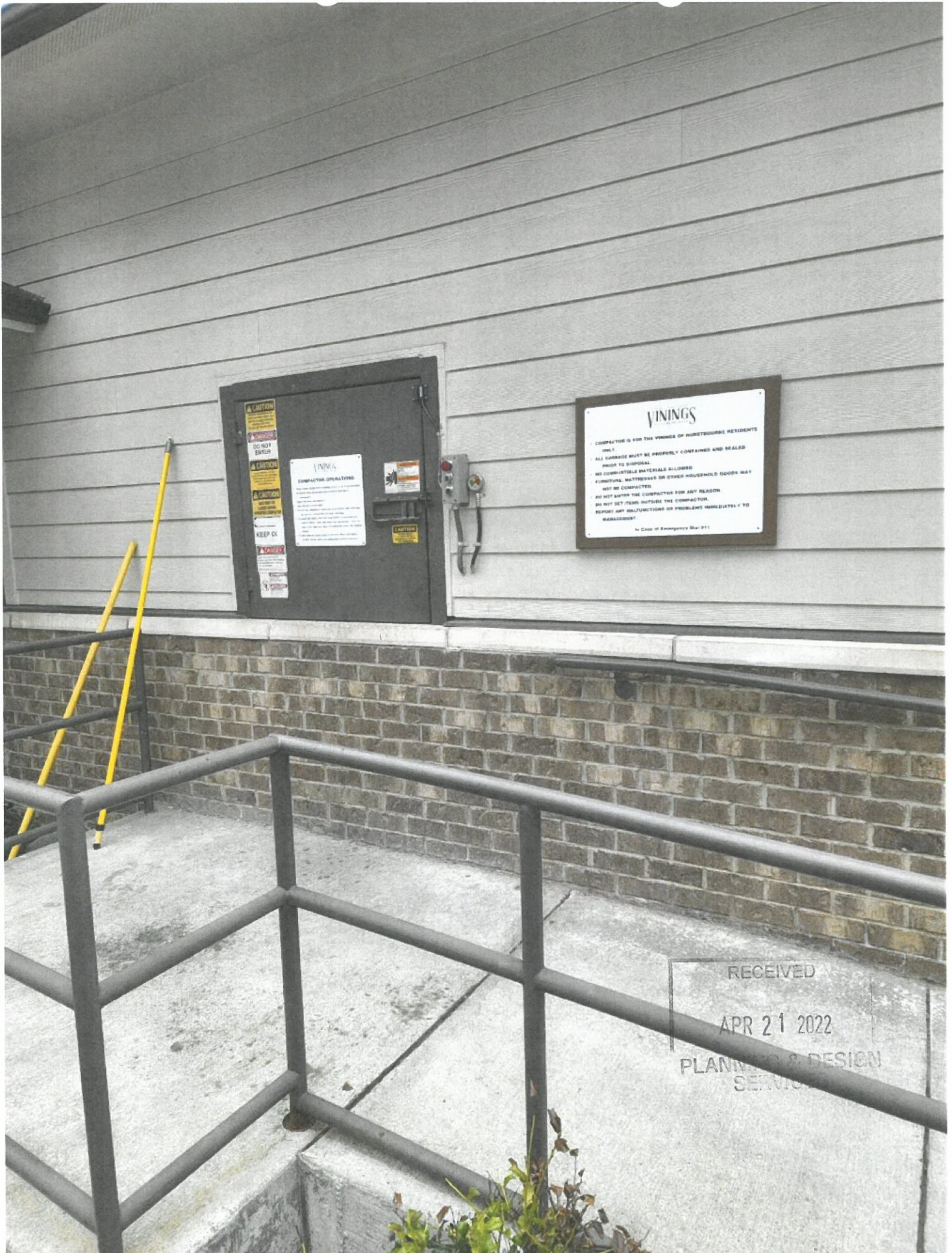
21-25NE-0102

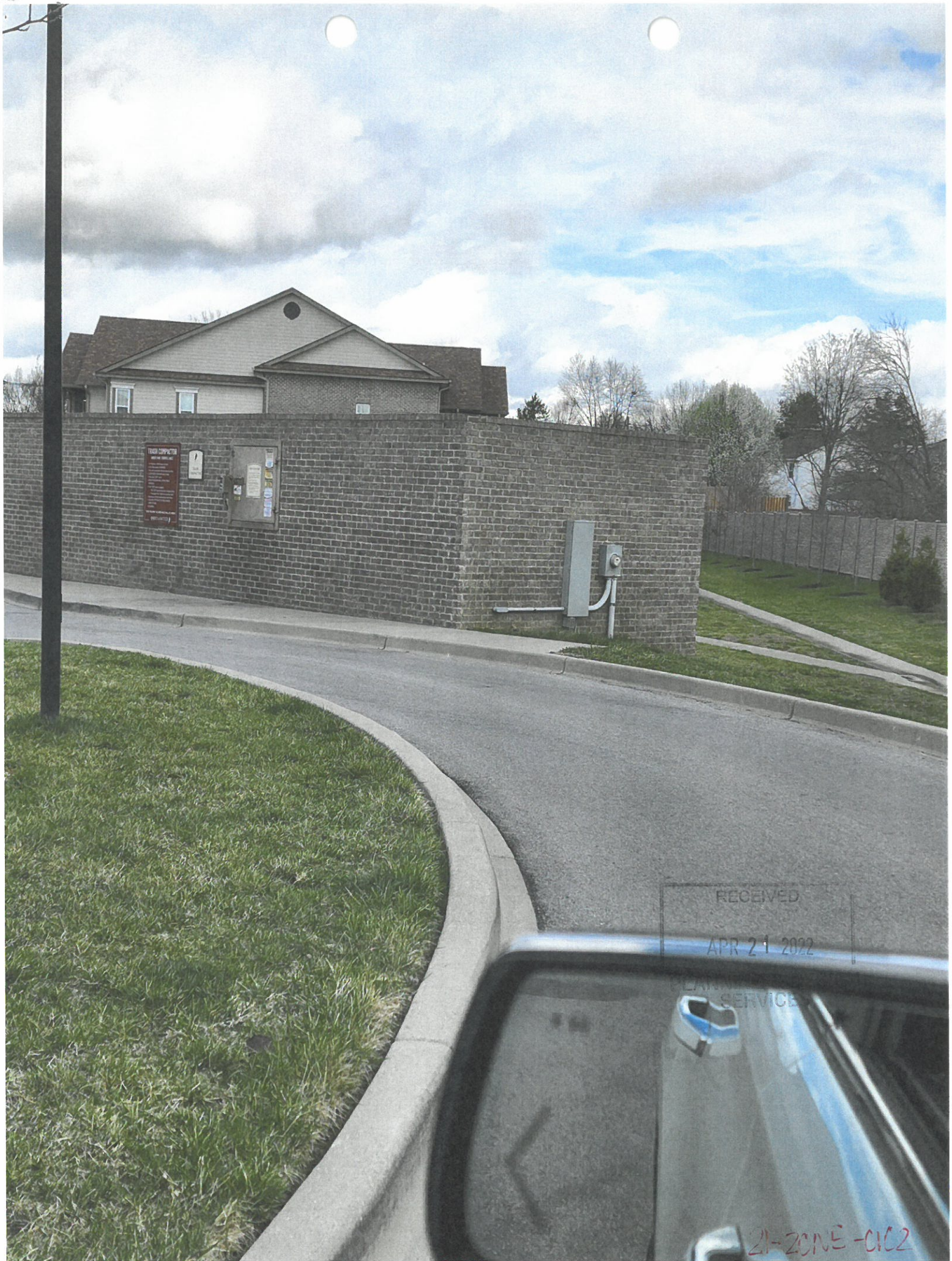
3/23/22, 12:29 PM

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Mail - ods06445cpc - Outlook







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APR 21 2022

PLANNED
SERVICE

21-ZONE-CIC2



APR 21 2022
PLANNED

21-01-02



Williams, Julia

From: Kelley Welch <kwelch@welchprinting.com>
Sent: Thursday, April 21, 2022 1:06 PM
To: Williams, Julia
Subject: LDG Apartments on Freys Hill Road

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms Williams,

My mother and I own a patio home in Wemberly Hill in which she resides. Her cul-de-sac will back up to the new apartments being considered for the AT&T property. We are adamantly opposed to this development due to it's size and height. Since she moved there in 2010 the traffic situation has worsened significantly. Many days the traffic on Freys Hill Road backs up well beyond the entrance to her development from the light at Westport Road. The entrances to the businesses facing Westport Road (Raising Cane's on the east side of the road and the Thornton's/Pet Smart/Starbuck's, etc. on the west side of the road create additional back ups. Furthermore, the traffic in that section of Westport Road backs up from Murphy Lane to the East and Hurstbourne Lane/Parkway to the West EVERYDAY during rush hour. Adding 312 apartments will only add to the nightmare that already exists.

Additionally, the apartments as designed are three stories which makes them a minimum of one story taller than the patio homes they will be built alongside. Most of the residents in Wemberly Hill are elderly and the prospect of this is worrisome to them – at best. And the waiver of landscaping that has been requested by the developer only exacerbates these concerns – as does the placement of dumpsters. Now they're worried about the odors from those drifting in their direction and increasing issues with racoons and other rodents.

Squeezing this many apartments on this plot of land is wrong headed, especially since there are already a number of apartments in the general area. We respectfully request that this zoning change be denied.

Regards,
Kelley Welch
(& Sammy McKinney – my mother who doesn't use email)

Williams, Julia

From: Brian Davis <jbd40242@gmail.com>
Sent: Thursday, April 21, 2022 12:57 PM
To: Williams, Julia
Subject: Hinson Pics

Follow Up Flag: Follow up
Flag Status: Flagged

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Sent from my iPhone

Williams, Julia

From: Noreen Fenton <n timer properties@twc.com>
Sent: Thursday, April 21, 2022 12:56 PM
To: Williams, Julia
Subject: freys hill / tom sawyer apartment

Follow Up Flag: Follow up
Flag Status: Flagged

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I am opposed to the building of any apartments over by Tom Sawyer. I have lived in Springhurst for 26 years and the traffic has reached maximum capacity. Building any 3 story building in that area will dramatically change the landscape and beauty of Tom Sawyer. In addition, the roads in that area are not conducive to that volume of cars. No zoning changes should be made in that area.

Noreen

Noreen H. Fenton
(502) 386-3915
nhfproperties@twc.com



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Williams, Julia

From: Sandy Compton <comptonsk@yahoo.com>
Sent: Thursday, April 21, 2022 12:06 PM
To: Williams, Julia
Subject: 1 pm Planning commission meeting attendee

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hi,
I wasn't sure if I need to let anyone know but I'll be attending via webex today. I attended in the past, and I don't have any major input, I'm just a local resident (9714 Lanesboro Way 40242) who is interested in the Freys Hill development. Granted, not in favor due to the already insane traffic, but I realize it's going in regardless so I just want to pay attention to the overall plan.
Councilman Winkler and Mr. Eatherly have both provided excellent info on this so I'm just attempting to learn how to pay closer attention to this process going forward.

Sorry for the late notice, I truly didn't realize I needed to notify anyone :)

Sincerely,
Sandy Compton

Williams, Julia

From: Steven English <englishfamilyenglish@gmail.com>
Sent: Thursday, April 21, 2022 11:26 AM
To: Williams, Julia
Subject: Zone Change

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Ms. Williams,

As a property owner in the local community I Oppose the Zoning Change.

Our community is being OverRun with Apartments. Increasing the population density is taking a toll on our community. At Rush hour and on weekends traffic is backed up along Westport Road, Hurstbourne Parkway, and Brownsboro Road causing significant delays.

We currently have multiple Apartment Complexes that add to our communities population density but do not add to the property Tax revenue.

Property owner's property taxes are increasing to help pay for schools roads and infrastructure. Apartment complex's are adding to the population density but not the tax base.

There are now Apartments lining both sides of Westport Rd, behind and next to Walmart, off of Hurstbourne Parkway, off of Simco Lane, adding to significant delays and frustration when trying to navigate the area.

Traffic accidents are up, Crime is Up, Taxes are going up!!

These are all significant problems that are occurring within the community without sufficient infrastructure nor proper planning to support our Community.

We Do Not Need More Apartments!!!!

Thank you,

Kimberle and Steve English

Williams, Julia

From: Casey, Rachel C.
Sent: Thursday, April 21, 2022 10:56 AM
To: Williams, Julia
Subject: FW: Contact Advanced Planning & Sustainability [#309]

Follow Up Flag: Follow up
Flag Status: Flagged

I believe this is intended for you...

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, April 21, 2022 10:49 AM
To: Casey, Rachel C. <Rachel.Casey@louisvilleky.gov>
Subject: Contact Advanced Planning & Sustainability [#309]

Name Edwin Foote

Email * edfoote@hotmail.com

Subject Freys Hill Road Zoning Change

Comment *

I am writing to protest the zoning change on Freys Hill Road from R-4 to R-7 (21-ZONE-0102). This will effect the value of pre-existing residential property due to the density of the development. Despite the traffic study which obviously favors the developer who paid for it there would be a severe impact on adding that many car commuters into the intersection of Westport and Freys Hill Roads. Also, the storm water runoff will negatively impact the homes just down stream along Little Goose Creek. Is the proposed development in compliance with Title 401 | Chapter 004 | Regulation 060 ?

This regulation states among other requirements that for construction across, along, or adjacent to a stream, If the cabinet determines that flood impacts will be localized, the applicant may obtain and submit affidavits from all parties who reside, own property, or have other legitimate property interests in the affected areas. There are also very specific notice requirements. Before and after water measurements may be taken just downstream so city attorneys should be prepared for a law suit. This property would be better suited to town homes. I hope you carefully consider the points made prior to approving this apartment complex.

Edwin Foote

3111 Lake Vista Drive

Williams, Julia

From: Davis, Brian
Sent: Thursday, April 21, 2022 10:36 AM
To: Williams, Julia
Subject: FW: Public Hearing Item Comment Form [#94]

Follow Up Flag: Follow up
Flag Status: Flagged

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, April 21, 2022 10:34 AM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#94]

Name * Kent Hall

Address * 
3004 Murray Hill Pike
Louisville, KY 40241
United States

Email kenttimothyhall@gmail.com

Phone (502) 777-0922
Number

What is the #21-Zone-0102
case number
of the
development
application?

*

Comments *

Williams, Julia

From: dale cook <dale.andelaine@att.net>
Sent: Thursday, April 21, 2022 9:49 AM
To: Williams, Julia
Subject: Zoning Change

Follow Up Flag: Follow up
Flag Status: Flagged

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We oppose the zoning change because of the excessive amount of traffic this would cause to the existing traffic problems on Westport Road and surrounding areas.

Thank you for your consideration.

Dale and Elaine Cook
11311 Hammond Drive
40241

Sent from my iPad

Williams, Julia

From: John Dunker <slamky502@gmail.com>
Sent: Thursday, April 21, 2022 9:29 AM
To: Williams, Julia
Subject: Apartments on Freys Hill Road

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Julia,
While I understand the need for housing and improvements, building apartments because there is a small plot available in an already congested area seems silly. There are numerous large apartment complexes in a relatively small radius of the proposed location. This area is already congested for most of the day due to the homes, apartments, condos, and businesses. I would like to express my belief that the proposed would have a negative impact on the area and I am against the building of this property.

John S. Dunker
4005 Keal Run Way.

Williams, Julia

From: JAMES ROWE <jwr1935@bellsouth.net>
Sent: Thursday, April 21, 2022 9:15 AM
To: Leon Wemberly Duke; Paul Hinson; Williams, Julia; Eatherly, Kip; Winkler, Markus B.
Subject: Apartment Complex
Attachments: Freys Hill Apartment Complex.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Please note some added concerns about the Freys Hill Apartment projet.

Regards, James Rowe

April 21, 2022

Subject: Freys Hill Apartment Project

The Louisville Planning Commission has stated that there is a 31,000 shortage of affordable homes in the Louisville area.

This Development company has considered this and made proposals to utilize various vacant properties including that on Freys Hill Road to build high-density apartments. Their natural goal is to place as many apartments as feasible on this and other properties. That is just "good business practice".

My personal considerations as an owner and resident in Wemberley Hill Patio Homes on this planned project is primarily two things.

1. To minimize it's effect upon my life style in WHGH.
2. To minimize the project's reduction on the marketable value of my property.

An examination of the plot plan of the Freys Hill Apartment proposal clearly shows the placement of three (3) garbage dumpsters along the south property line that would be within approximately 20 feet of some WHGH patio homes. While considering these locations, the following characteristics become evident.

1. The smell and noise of such close dumpsters would make the use of these WHGH patios almost impossible.
2. These same dumpsters would be located across from the front yards of the proposed apartments, and be over 100 feet away from the nearest apartments.
3. It has always been customary to place such dumpsters in a "most inconspicuous" location since they are an "eyesore". The planned location is in the most conspicuous location that could be possible and an eyesore to the new planned apartment complex.

For the noted reasons, I (we) are asking; no, "begging" that you change the planned location of these dumpsters to a less prominent location, away from the Wemberley Hills patios. A location "behind" the apartments would comply with typical installations, and be more convenient to the residents of the apartment complex.

The development company has been and is currently involved in other similar projects in the Louisville area. In these, they have stated that some portion of these apartments will be available for those in the 30% of the area median income. (this is "subsidized housing", which is another term for low income housing.)

We have been told that these planned units are "NOT" for low income families, but have never been told that they are for those at or above 100% of the area median income. PLEASE ADVISE "TO WHOM" WILL THESE APARTMENT BE AVAILABLE?

Thank you for hearing my concerns,

James W. Rowe
10508 Wemberley Hill Blvd.
502-241-4049
jwr1935@bellsouth.net

Williams, Julia

From: John Proctor <japroctor3@gmail.com>
Sent: Thursday, April 21, 2022 8:51 AM
To: Williams, Julia
Subject: Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

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I oppose the rezoning on Frey's Hill. The traffic on Westport Road is already unmanageable.

Williams, Julia

From: heather harlow <harlowhusmc@yahoo.com>
Sent: Thursday, April 21, 2022 7:53 AM
To: Williams, Julia
Subject: Zoning change on Freys Hill

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Ms. Williams,

I am writing to oppose this change. I drive down this road daily to get to my brothers house. The area is already intensely congested. The roadways would need to be widened before this type of project could be completed with the safety of residents in mind.

Thank you for your time,

Heather Jones

Williams, Julia

From: David Burke <daveb3020@gmail.com>
Sent: Thursday, April 21, 2022 7:44 AM
To: Williams, Julia
Subject: Rezoning at Freys Hill Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I am most definitely in opposition to more apartments, condos or any other living quarters in or around this stretch of Westport Rd. Unless you actually live here it is hard to understand the traffic issues associated with more apartments or condos. This will be a make or break vote for me that decides whether I leave Jefferson Co. or not. It literally took me 25 minutes to travel the 150 yards to my home yesterday from PetSmart. It's ridiculous to even consider this rezoning. This area, if allowed to continue on this path, will soon resemble Dixie Highway without the extra traffic lanes. People are leaving this area every day and the main complaint is traffic. Please do not give allow this builder to further ruin this area.

Signed,

David Burke
3020 Stonebridge Rd.

Sent from my iPhone

Williams, Julia

From: Roy Nall <rnall52@hotmail.com>
Sent: Thursday, April 21, 2022 4:38 AM
To: Williams, Julia
Subject: Freys Hill Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I just want you to know I live at 3138 Freys Hill Rd and I oppose the apartments. The traffic is bad enough as it is. Especially at holidays when so many people get out. The study looks to have been made at non-holiday time.

Please do not allow the apartments!

Roy Nall

Sent from [Mail](#) for Windows

Williams, Julia

From: ginaisnow@aol.com
Sent: Thursday, April 21, 2022 1:33 AM
To: Williams, Julia
Cc: Winkler, Markus B.
Subject: Case Number: 21-Zone-0102 -- 3323 & 3325 Freys Hill Road

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Julia -

I'd like to register my opposition to the proposed zoning change on Freys Hill Rd. These apartments should not be approved.

The traffic study was done on a weekday at 7:45 - 8:45, and 4:45 - 5:45. Morning and evening rush hour traffic doesn't compare to the business traffic in that area, especially on the weekends. I counted THIRTY businesses connected to the Westport Road/Freys Hill Road intersection. Petsmart, Half Price Books, Starbucks, Cane's, Cheddars, Buffalo Wild Wings, Home Depot, Baptist Urgent Care and Michael's are just a few of the businesses connected to that intersection. It's busy during the daytime during the week, and on the weekend it's typical to sit through two red lights before you can get onto Westport Road from Freys Hill Road. Cars exiting businesses on both sides of Freys Hill Road back up into the parking lots while they wait for someone to let them out. Cars turning INTO the businesses stop traffic behind them while they wait for someone to let them cross over in front of traffic. Please also consider that the study was done shortly after the 16 new pickleball courts were opened at EP Sawyer State Park. Now that the word is out, they're packed with pickleball players. There are now potentially hundreds more cars on Freys Hill Road daily as a result of the new courts (16 courts, 4 players per court, turnover one hour). The Sawyer Dog Park and the Sawyer Community Garden traffic add more cars to the equation, but typically not at rush hour, which is when the traffic study was conducted. As this is a two lane road, emergency vehicle access will also be adversely affected by the addition of the proposed development.

I believe the traffic study was flawed, and for the reasons stated above the development should not move forward. Please consider this the time to avoid a big mistake.

Gina Williams
10303 Parkstone Drive
40241

Williams, Julia

From: Larry Sidebottom <larry4883@att.net>
Sent: Wednesday, April 20, 2022 10:02 PM
To: Williams, Julia; Larry Sidebottom
Subject: Zoning Change Case #21-ZONE-0102

Follow Up Flag: Follow up
Flag Status: Flagged

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Julia,

My name is Larry Sidebottom. My wife and I reside at 10517 Sawyer Place off of Frey's Hill Rd. I'm writing this letter to let you know that we disagree with the proposed zoning change at 3323 & 3325 Frey's Hill Rd from R4 to R-7 (Case# 21-ZONE-102). We see issues with the following items:

- 1) Traffic congestion at Frey's Hill and Westport Rd. This is especially true when there is an event at the park.
- 2) Lack of proper ingress/egress.
- 3) A three-story structure is too large and doesn't fit into the aesthetic appeal of the neighborhood.
- 4) Road is too small to handle the additional traffic.
- 5) Parking at complex would be too small to handle 312 vehicles.

Thanks in advance for your consideration of these items.

Thank You,
Larry and Penny Sidebottom

Williams, Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, April 20, 2022 5:03 PM
To: Williams, Julia
Subject: Re: 3323 and 3325 Frey's Hill Rd

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Regarding the traffic study done for this project, I submit that it is seriously flawed in finding that there would not be a serious, untenable impact on the traffic at Frey's Hill Rd. / Westport Rd. I drive this route every day and often see backups well past the entrance to the property going north on Frey's Hill, with southbound cars waiting to turn left into the stripmall. Adding the amount of traffic generated by the proposed project would create a near permanent gridlock at the intersection. I believe that the study is so defective that it needs to be done again, properly.

Also, all our prior objections to the project still apply. Thank you.

E. Grove, P. Crook
Sawyer Pl.

From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Thursday, June 24, 2021 9:42 AM
To: emanuel grove <bay1boy@hotmail.com>
Subject: RE: 3323 and 3325 Frey's Hill Rd

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.

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

Thanks

Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, June 23, 2021 5:21 PM

Considering the above, and the sheer size of the proposed development, the plan would create a nuisance and deny us the quiet enjoyment of our property.

Thank you,
Emanuel Grove and Paula Crook
10530 Sawyer Pl
Louisville, KY 40241

From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Wednesday, June 9, 2021 5:40 PM
To: emanuel grove <bay1boy@hotmail.com>
Subject: RE: 3323 and 3325 Frey's Hill Rd

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.

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

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, June 9, 2021 11:58 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: 3323 and 3325 Frey's Hill Rd

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Dear Ms. Williams,
I am opposed to any zoning change for the above properties which would impact the dire traffic situation at Frey's Hill Rd and Westport Rd. This intersection is already at the saturation point due to traffic from two strip

Williams, Julia

From: Steve Sedita <sedita1@aol.com>
Sent: Wednesday, April 20, 2022 9:54 AM
To: Williams, Julia
Subject: comments for the record for case 21-zone-0102 3323&3325 Freys Hill Road Planning Commission meeting

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Julia, I plan to be at the meeting in person but also wanted to submit my comments in writing for the meeting. I am concerned about the additional traffic created by 312 units and approximately 800 occupants on the intersection at Westport Road and the safety along Frys Hill Road where there are often a lot of bikers. Based on the traffic study, the overall forecasted level of service ranking with the build in 2024 (included in table 2 of the study) for the Westport Road and Freys Hill intersection is a D and for Freys Hill Road NB and Springhurst Blvd SB currently E and forecasted at E with the build in 2024. A 1.5% annual growth rate was selected based on KTC counts in the vicinity that revealed a moderate growth had occurred, however, when these counts were taken and how the impact COVID had on traffic from people working from home was factored into this determination could not be provided by the transportation engineering team. Also, how accurate have prior traffic growth estimates been on roads like Westport Road and RT22 at the Paddock which both have significant traffic issues? Frys Hill Road NB is a narrow, hilly, and a winding road which has no sidewalks expect at the top by Wimberley and Swayer Place and doesn't seem designed for continuing growth of traffic from the increasing density of the multifamily developments on North Hurstbourne and Westport Rd. And lastly there is a severe shortage of single-family homes and many in our community have been locked out of owning their own home. A recent report on WLKY highlighted the impact of the shortage where a recent open house attracted 50-75 interested people. Inventories are down significantly from historical levels and the market is saturated with buyers. The community would be better served to build single family home on this property as its current zoning allows versus more apartments. Thank you, Steve Sedita 2609 Evergreen Wynde, Louisville Ky 40223

Williams, Julia

From: Carla Smith <carlarsmith47@gmail.com>
Sent: Monday, April 11, 2022 5:40 PM
To: Williams, Julia
Subject: Apartment proposal

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

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I hope you will consider the devastating affect these apartments will have on the Wemberley Hill condos. I have only lived here 9 months and am not sure I would have purchased my condo in this area if the dumpsters had been in the area you are proposing. There must be another area where they can be placed so we don't have the stinch and all sorts of wild animals around our condos. We are basically a retirement community and hopefully one day will get back the money we have invested in this area. Also, traffic is also very heavy at times and I'm sure it will get a lot worse. Hopefully you will consider these concerns.

Respectfully
Carla Smith
Sent from my iPad

Williams, Julia

From: Kaye Hinson <kaye.hinson@gmail.com>
Sent: Monday, April 18, 2022 10:21 AM
To: Williams, Julia
Cc: Paul Hinson
Subject: Letter regarding LDG re-zoning of 3323 & 3325 Freys Hill Road

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Julia,

We are opposed to the LDG ReZoning Application from R-4 to R-7 allowing 312 Apartments to be developed at 3323 & 3325 Freys Hill Rd.

1. The development is too massive and does not conform with the other residential communities in our area. We live next door at 10507 Wimberley Hill Blvd. Our back patio area is on the property line. We do not want a 3-story, 44' foot high Apartment Building looking down on us. We do not want parking spaces along our patio area. Parking lot lighting is also a concern.
2. We do not want dumpster receptacles to be placed next to our property line, dumpsters will bring unwanted smells, rodents, and noise.
3. This massive development will add 600 people plus their children, cars, and commercial vehicles to the already huge traffic congestion at the corner of Freys Hill and Westport Rd. We will send videos of Westport and Freys Hill Road traffic congestion for Zoning Committee Members to view in a separate email.

The property at 3323 & 3325 Freys Hill Road (R-4 zoning) is one of the last Homeownership parcels left in District 17. We asked the LDG request for ReZoning to R-7 NOT be granted.

Paul & Kaye Hinson

Williams, Julia

From: Carolyn Heymann <carolyn.hey mann62@gmail.com>
Sent: Thursday, April 14, 2022 12:16 PM
To: Williams, Julia
Subject: Zoning mtg Freys Hill

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I am writing in protest to the development at 3323 & 3325 Freys Hill Rd.
The development is too large for our area. It will add more traffic, people, & foot traffic to our area. We already have traffic congestion at the corner of Freys Hill and Westport Rd.

I live next door at Wemberley Hills and do not want a 3 story complex looking down on us. In addition I heard that the plans were for 3 trash receptacles to be placed next to our property. This will bring unwanted smells, rodents, and noise to my neighborhood. I'm asking to place the trash compacting cans on the other side next to the storage facility.

I feel that patio homes would be more appropriate to our area rather than apartments. We already have two developments and a third one would be appropriate for Freys Hill Rd.

Sincerely,
Carolyn Heymann
10602 Wemberley Hill Blvd.

Williams, Julia

From: Davis, Brian
Sent: Monday, April 18, 2022 7:36 AM
To: Williams, Julia
Subject: FW: Public Hearing Item Comment Form [#93]

Brian Davis, AICP
Planning Manager
Planning & Design Services
(502) 574-5160
brian.davis@louisvilleky.gov

From: Louisville Metro <no-reply@wufoo.com>
Sent: Sunday, April 17, 2022 7:09 PM
To: Haberman, Joseph E <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#93]

Name * Kim Rougeux

Address * 
2606 Evergreen Wynde
Louisville, KY 40223
United States

Email Mknrougeux@me.com

Phone (502) 681-6636
Number

What is the 21-ZONE-0102
case number
of the
development
application?
*

Comments *

A change in zoning to multi-family residential and commercial will further impact the traffic issues at the intersection of Freys Hill Rd and Westport Rd. It is already a very congested area with traffic entering Freys Hill Rd. from PetSmart,

Williams, Julia

From: Sally and Thorne <rtvails@twc.com>
Sent: Wednesday, April 13, 2022 9:32 AM
To: Williams, Julia
Subject: Proposed zoning change at 3323 Freys Hills Rd

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Ms Williams,

Would you please add my opposition letter for the proposed zoning change at 3323 Freys Hills Rd to your case file. In appreciation, R. T. Vail

13 April, 2022

Dear Sir or Madam,

I would like to express my opposition to the proposed housing project and zoning change at 3323 and 3325 Freys Hills Rd. for more than 300 apartments. This area is zoned residential and the zoning should remain R-4. I feel certain that the residents of this area are opposed to changing the zoning to R-7 and C-2 commercial with waivers and variances. Realistically, the people opposed to this change, I suspect, are many yet few are willing to make the effort to express their views which is done gratis. However, those advocating for the zoning change expect to benefit financially to the detriment of the neighbors and our environment. Their talk is sweet and smooth but beware of their deception.

Of course, if approved, increased traffic is inevitable, as well as additional pressure on the sewers, schools, police and fire departments, plus more delays in an already overly congested area.

The zoning regulations were established to protect individuals from unscrupulous builders and others. Thus, I am also in opposition the any waivers or variance changes for this housing project.

Sincerely,

R. T. Vail

Williams, Julia

From: JAMES ROWE <jwr1935@bellsouth.net>
Sent: Tuesday, April 19, 2022 10:22 AM
To: Winkler, Markus B.; Eatherly, Kip; Williams, Julia
Subject: Freys Hill Aprtment Proposal
Attachments: Traffic Study Comments.pdf

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Kip, Markus & Julia:

Please find attached, my comments on the proposed apartments on Freys Hill Road, Case 21-ZONE-0102

Thank You,
James Rowe 10508 Wemberley Hill Blvd

*James W. & Virginia J. Rowe
10508 Wemberley Hill Bld.
Louisville, KY 40241
502-241-4049*

April 19, 2022

Subject: Traffic Study for Apartments @ 3223 & 3225 Freys Hill Road
Project: 21-ZONE-0102

I have studied the Traffic Impact Study done by Diane B. Zimmerman Traffic Engineering LLC and see some flaws that are apparent.

1. The study identifies the a.m. Peak as 7;45-8:45 and the p.m. Peak as 4;45-5:45. while this may be the "peak" traffic for Westport Road, it does not do so for that on Freys Hill Road.
2. The study also estimates the exits from Wemberley Hill Blvd which covers only 80 units to be far less than the proposed apartment complex which is to contain 312 units. Such an apartment complex should have almost 4 times the traffic than that from Wemberley Hill Blvd.

Further to the above noted items, there is a "current" traffic issue that is extremely dangerous and needs to be corrected before adding more traffic to Freys Hill Road. This is described below.

1. On Friday April 15, 2022 mid-day, I was traveling west on Westport Road, turning south onto Freys Hill Road in order to return to my home on Wemberley Hill Blvd.
2. The north bound traffic on Freys Hill Road was stopped "bumper-to-bumper" back to Wemberley Hill Blvd.
3. The traffic ahead of me had stopped, attempting to turn left for access to Cain's Chicken.
4. The south-bound traffic exiting west-bound Westport Road, was stopped and extended completely to the left turn lane on Westport Road.
5. The result was that there was complete grid-lock.
6. Traffic on Freys Hill, attempting to go straight or turn left could not move because of the south-bound back-up.
7. Traffic to south-bound Freys Hill could not move due to those stopped to enter Cain's Chicken.
8. East-bound traffic on Westport Road could not move due to the blockage caused by those attempting to go south on Freys Hill Road.

It should be noted that this same situation has occurred many times during the past two years while I have lived in the area. It should also be noted that such a situation makes it impossible for those attempting to exit the Thornton's station nor the shopping center with Pets Mart.

It should also be noted that on the noted day, there was no special activity at the Sawyer State Park. When there is a special activity at the park, the traffic situation becomes many times worse than that noted above.

The "bottom line" in my opinion is that the current traffic problem noted above "MUST" be addressed and corrected "BEFORE" adding the number of apartment units as planned for case number 21-ZONE-0102.

Sincerely,
James W. Rowe

Williams, Julia

From: KAREN MICHELE PIERCE <bettyboop2@bellsouth.net>
Sent: Thursday, April 7, 2022 4:41 PM
To: Williams, Julia
Subject: Case No 21-zone-0102 Freys Hill apartments

Follow Up Flag: Follow up
Flag Status: Flagged

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Julia I would like my sentiments about this zoning change to be recorded. I strongly oppose this development for a number of reasons (not the correct location, land too small, road too narrow, the developers want to build apartments not patio homes). There is available space in other parts of the city Poplar Level Rd, Preston Hey. West end of Louisville.

Please send me confirmation that you have received my opposition request thank you, Karen Pierce.

Sent from my iPhone

Williams, Julia

From: Sally Thomerson <sa.thomerson@gmail.com>
Sent: Wednesday, April 6, 2022 8:01 PM
To: Williams, Julia
Subject: Proposed apartments on Frey's Hill Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

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I'm writing to you with my concerns regarding the proposed apartments adjoining my neighborhood of Wemberley Hill patio homes. The density of the proposed units does not conform with the existing housing on Freys Hill. In addition, the traffic that will ensue from so many units will cause severe congestion, not only on Freys Hill (which serves as a major route to Tom Sawyer park as well as Anchorage and Middletown) but Westport Road. The intersection at Westport and Freys Hill is already backed up most times of the day, but is especially bad at rush hour. Traffic on Westport can back up all the way from the Watterson Expy to the Gene Snyder freeway. When there are events at the park, it's sometimes impossible to get out of Wemberley Hill. Adding so many new housing units seems excessive for the area. Now it's come to my attention that dumpsters are being proposed to be placed along the property line with Wemberley Hill. This will impact my neighborhood with noise, odors, and animals. We already have a problem with wild animals coming out of the park. These dumpsters will attract even more. I respectfully suggest the planning commission reject the proposal for apartments and consider a more appropriate use for this narrow parcel of land.

Sally Thomerson
10502 Wemberley Hill Blvd.
Louisville KY 40241

Williams, Julia

From: Jackie Waters <jackiewaters2020@yahoo.com>
Sent: Wednesday, April 6, 2022 2:20 PM
To: Williams, Julia
Subject: Apartments next to Wemberley Hill

Follow Up Flag: Follow up
Flag Status: Flagged

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My sister and I are quite concerned regarding the apartments that are possibly to be built close by. Not only will the noise level increase and deter our park-like setting, we fear the crime level will also increase. Now we understand that the plans for the placement of the garbage dumpsters will be placed right by our community pool. This really makes no sense. Why can't the dumpsters be placed closer to Westport Road, and away from our pool and homes? My guess is no one has considered this and surely reason will allow for this to be changed. The stink, noise of garbage pick-up services, noise of tenants slamming the dumpster lid (which you know they will), overflowing garbage not inside the dumpster; all these things are a great concern. We already know, as you all do as well, the home value will decrease here and the traffic will be absolutely horrible. We hope you may reconsider the above mentioned when making solid plans.

Regards,
Bonnie Waters/ Jackie Waters

[Sent from Yahoo Mail on Android](#)

Williams, Julia

From: Leslie Lee <memawleslie@gmail.com>
Sent: Monday, April 4, 2022 11:53 AM
To: Williams, Julia
Subject: Fwd: Delivery Status Notification (Failure)

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

From: Mail Delivery Subsystem <mailer-daemon@googlemail.com>
Date: Mon, Apr 4, 2022 at 11:51 AM
Subject: Delivery Status Notification (Failure)
To: <memawleslie@gmail.com>



Address not found

Your message wasn't delivered to jula.williams@louisvikkeky.gov because the domain louisvikkeky.gov couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

```

DNS Error: DNS type 'mx' lookup of louisvikkeky.gov responded with code NXDOMAIN Domain name
not found: louisvikkeky.gov

```

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

From: Leslie Lee <memawleslie@gmail.com>
To: jula.williams@louisvikkeky.gov

Williams, Julia

From: JAMES ROWE <jwr1935@bellsouth.net>
Sent: Thursday, March 31, 2022 1:33 PM
To: Williams, Julia
Subject: Safety Issue

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Julia:

Do you have a traffic study for the Freys Hill Apartment complex project?

If so, I would like to see a copy.

Sincerely, James Rowe

----- Forwarded Message -----

From: JAMES ROWE <jwr1935@bellsouth.net>
To: highwaysafety@ky.gov <highwaysafety@ky.gov>
Sent: Thursday, March 31, 2022, 12:15:18 PM EDT
Subject: Safety Issue in Louisville

Dear Ky Transportation:

This is to request you to do a safety study on the traffic at the corner of Freys Hill Road & Westport Road (a Ky Highway) in Louisville.

The west-bound traffic on Westport Road turning south onto Freys Hill Road are often blocked due to those attempting to turn into the Canes Restaurant on that corner. Several times I have been "caught" in the center of Westport Road due to this traffic stopping.

Also; in such instances, those trying to exit the Thornton's gas station or the shopping center find it almost impossible to exit onto Freys Hill to access Westport Road. (This is absolutely impossible whenever there is an event at the Tom Sawyer State Park on Freys Hill Road.

This is "currently" a major safety issue that needs addressing. Further to this, the current plan to build 300+ apartments just behind the Canes location will make this "bad matter" much worse.

I strongly request that a safety study be made, especially before this project proceeds further.

Sincerely,
James W. Rowe
10508 Wemberley Hill Blvd.
Louisville, KY 40241
502-241-4049

Williams, Julia

From: Mary Lou Gerstle <marylougerstle@yahoo.com>
Sent: Thursday, March 31, 2022 4:37 PM
To: Williams, Julia
Subject: Development on Frey's Hill Road

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Dear Ms Williams,

I own a condo in The Wemberley Hill Garden Homes. It is located next to the fence next to the green space that a proposed 300+ apt development is going to be built.

I recently learned that now the development is planning to put Dumpsters 25 feet away from my windows. THIS IS NOT ACCEPTABLE. There must be an alternative option. It was suggested by another resident **Self-Contained Compactor Units** near the exit.

We all deserve a quality life too. This development will only ruin the lives of us living in the WHGH.

Please let us compromise. Perhaps if you MUST build something let it be a similar plan as WHGH or Sawyer Homes (next to us).

I plan to attend the meeting regarding the above issue on April 21.

Thank you for your time.

Mary Lou Gerstle
10515 Wemberly Hill Blvd
Louisville, Ky 40241

Williams, Julia

From: Kim Fusting <kfusting@fdiins.com>
Sent: Thursday, March 31, 2022 4:31 PM
To: Williams, Julia
Subject: OBJECTION REGARDING PROPOSED APARTMENTS ON FREYS HILL RD.

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Julia: I am writing to advise you of my strong opposition to the proposed location of the dumpsters as presented by the developers for the development located on Freys Hill Rd . It appears they are going to run along the property line of our beautiful Wemberely Hill Garden Home community. This will seriously impact numerous homeowners in our development along with our clubhouse and pool area. These dumpsters will by nature bring noise, unpleasant odors and attract pests of numerous kind. It seems as if a better solution would be self contained compactors located and on other side of the property which would back up to existing commercial buildings. I am reaching out for your help to get this changed. I will be present at the April 21st meeting to once again present my concerns. Thank you for your attention to this matter. Kim Franczyk Wemberley Hill Garden Homes

Williams, Julia

From: Leon Duke <leonau62@hotmail.com>
Sent: Sunday, April 3, 2022 4:25 PM
To: Williams, Julia
Subject: Case 21 Zone 0102 3323 3325 Freys Hill Rd.

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Good Morning 🤖

Ms. Williams, Would you kindly e-mail the Dumpster surround plan details for this project. Please include dumpster size and elevations.

This is such an awful location for trash our community is coming together to oppose the project.

Thank you in advance.

Leon Duke
10417 Wemberley Hill Blvd.
Louisville 40241
leonau62@hotmail.com

Williams, Julia

From: boycexec@bellsouth.net
Sent: Saturday, April 2, 2022 1:14 PM
To: Williams, Julia
Subject: Additional concern re: apartments planned next to Wemberley

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Hello Julia,

Thank you for the work on this proposed project.

As you know, I've written previously and attended the zoning meetings.

Current and ongoing concerns I have as a resident of Wemberley:

- Dumpsters: These clearly need to be placed on the commercial side of the proposed apartments. Self-contained compactors for that area should be considered as well.
- An even greater overload of traffic that will occur even with the proposed widening of part of the road.
- Lighting for the proposed complex along with an expectation that cars will not be parking with lights toward Wemberley.

Thank you for listening and recording this concern,

Mary
10410 Wemberley Hill Garden Homes

Williams, Julia

From: Charles Tinker <crtinker@verizon.net>
Sent: Friday, April 1, 2022 3:13 PM
To: Williams, Julia
Subject: Freys Hill Apartment Homes

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In Re: Case 21, Zone 0102
LDG Development
3323 & 3325 Freys Hill Rd.
Freys Hill Apartment Homes

Ms. Williams,

At a recent hearing on the proposed development on Freys Hill Rd, a property adjacent to Wemberley Hill Garden Homes (WHGH), it was disclosed that three dumpsters for the development would be located on the WHGH property line.

As a homeowner in WHGH, I object to the proposed placement of dumpsters on the WHGH property line.

Proposed placement of these dumpsters will impact homeowners of WHGH. The dumpsters will be in close proximity (approximately 25 feet) to six homes and the community swimming pool, and will be available for use 24 hours a day. The potential for noise, garbage odors and attraction of animal pests such as raccoons and rats to the dumpsters will create a nuisance for WHGH homeowners and any residents using the swimming pool.

Locating the dumpsters or some alternative garbage disposal system, such as trash compactors, near the property exit would eliminate my objection.

I have no objection to the development of the apartment homes, and I realize there is a need for garbage removal; but relocating the dumpsters away from such close proximity to WHGH homes would be the neighborly thing to do.

In God We Trust,

Charles R. Tinker

10624 Wemberley Hill Blvd.

Louisville, KY 40241

Phone: (502) 963-5150

Williams, Julia

From: Maureen Heskamp <mfheskamp@gmail.com>
Sent: Wednesday, March 30, 2022 11:48 AM
To: Williams, Julia
Subject: Apartments on Freys Hill.

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I live in Wemberley Hill Garden Homes. I am concerned about the new development planned for the vacant lot next to our property.. I am concerned about the traffic and the water that already covers the road in front of the lot when it rains. It becomes very deep and is hard to get through, the water sprays up above most cars. I worry that the additional buildings will make it worse. The road should have to be widened as there are many times it backs up from Tom Sawyer Park and the other way to Westport Road.

I also have been informed there will be dumpsters on our property line which will be detrimental to our property. If there are going to be dumpsters they should be on the opposite side of the lot because that backs up to businesses instead of homes or on the back of the property.

Thank you for your consideration on the above matters.

Maureen Heskamp
10411 Wemberley Hill Blvd. Louisville, Ky 40241

Williams, Julia

From: Williams, Julia
Sent: Tuesday, March 29, 2022 6:26 PM
To: Williams, Julia
Subject: FREYS HILL

Dear Miss Williams

My property

10621 Wemberley hill blvd

Is going to be very adversely effected by the proposed plans for the dumpster locations in the Proposed apartments adjacent to our Wemberley Hill Boulevard property owners property.

On our north property line

Between noise traffic pests and smell I won't be able to enjoy my patio space ever again

I am concerned for my safety from break in's

There seems to be a consensus of residents that a better location would be on the proposed complex North Border line

Adjacent to a commercial storage building with no windows and no full time residents

I am still in dis belief this project is still in consideration.

We face constant battles already with traffic Trying to enter the two retail shopping centers off Freys East and west sides of the riac

If there is any activity at Sawyer park on weekends if is impossible to gain access to Westport Road

I am 80 years old and my back yard is my peaceful Haven.

I'm horribly opposed to the entire project

If plans proceed as planned I may as well see my retirement home dwindle in price

DRAMATICALLY

I have spent hours planting species to attract hummingbird and butterflies

Most of our residents are senior citizens and take great pride in our community and especially enjoy our outside spaces

This project is in my opinion the worst possible choice because of traffic.

Please if this project goes forward

Do not further jeopardize our values with the dumpster location

Williams, Julia

From: ESTELLE SULLIVAN <estelle17@bellsouth.net>
Sent: Tuesday, March 29, 2022 12:59 PM
To: Williams, Julia
Subject: Three dumpsters that are scheduled to be located on WHGH property line.

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I live at 10501 Wemberley Hill Blvd. I got a notice that three dumpsters are to be located on the WHGH property line which is about 25 feet from my patio and my bedroom windows, and also all the other patio homes facing these dumpsters! One suggestion was self-contained compactors located near the property exit. I am asking for your help to see that those dumpsters are not allowed to be placed that close to our homes!

Estelle Sullivan
10501 Wemberley Hill Blvd.
Louisville, KY 40241-3419
(502) 425-4846

Williams, Julia

From: Chuck Bent <cbent@baptistmilestone.com>
Sent: Tuesday, March 29, 2022 12:19 PM
To: Williams, Julia
Subject: Frey's Hill Apartment Development - Concerns !!!

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TRASH AREA CONCERNS.

First, I am glad they have reduced the number of units - YAY, but the latest plans call for the 3 Common Trash Areas to be right on the property line to our Wemberley Hills Patio Homes. I was looking at it this morning, and realized just how close those trash can areas are going to be to my neighbor gave me a fright !!!! It is going to be right up against my neighbors back fence, and just feet away from their home. Now, the Developers would NEVER have built the common Trash areas so close to their own tenants, So why would they want to do that to US. Having people making all kinds of noise at all hours - slamming lids. The early Morning Trash trucks !! Not to mention the smell in the summer, or even the critters it might attract. These will all be problematic. I work in St. Matthews, and our parking lot butts up against Mallgate apartments. And their Trash areas are right up against our property line. And I can hear the noise from my office !!! imagine being 10 feet away and being Asleep !! PLEASE PLEASE PLEASE, require that the Trash areas be placed on the other side of the Apartments - up against the Storage units and other commercial properties. THANK YOU.

Chuck Bent
Wemberley Hills
502-649-2819
Thanks
CB

=====

Chuck Bent

HMR PROGRAM DIRECTOR

D: 502.896.3900 x160

E: Cbent@baptistmilestone.com



**WHERE YOU
MATTER MOST.**

BAPTIST HEALTH/MILESTONE WELLNESS CENTER
750 CYPRESS STATION DRIVE
LOUISVILLE, KY 40207

BAPTISTMILESTONE.COM

Williams, Julia

From: Sheri Walton <sheriwalton@gmail.com>
Sent: Monday, March 28, 2022 5:23 PM
To: Williams, Julia
Subject: Concerns for Frey's Hill Development

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Hi Julia,

I'm writing to you about my concerns over the dumpster placement for the new apartment development going in on Frey's Hill. I live in Wemberley Hill and am concerned where the dumpsters will be placed. The current plan has them 25 feet from our property line. Dumpsters can be accessed 24 hours a day which causes a concern for noise as well as smell and the attraction of rodents.

I feel a much better option would be self contained compactors located near the property exit.

Please consider other options than what is currently proposed.

Sheri Walton

10631 Wemberley Hill Blvd

Williams, Julia

From: Leon Duke <leonau62@hotmail.com>
Sent: Monday, March 28, 2022 11:54 AM
To: Williams, Julia
Subject: Follow up on Case 21

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Good Morning,

My name is Leon Duke, 10417 Wemberley Hill Blvd. I would like to follow up on a few items on Case 21, Zone 0102, 3323 & 3325 Freys Hill Rd.

I have attended 2 meetings on this subject. Both times I ask the LDG representative when the environmental impact study would be available. We have hawks working that field so I know prey reside in the field. Is an environmental study required?

I understand this is an affordable homes project. Is that application available to the public? How can I access it?

In the last meeting LDG stated there was not a necessity for a security wall between the properties since a wall now exists. This privacy fence is on a portion of the property but not the entire line. This slat wooden fence is NOT a security wall.

I will try to send a few pictures of walls in similar projects.

The last hearing is April 21 so we really need to have an answer on these 2 studies.

Thank you.

Leon Duke
leonau62@hotmail.com
502-727-4316

James W. & Virginia J. Rowe
10508 Wemberley Hill Bld.
Louisville, KY 40241
502-241-4049

March 15, 2022

To: Louisville Metro Planning & Design Services
444 S 5th St, Suite 300
Att: Julia Williams, AICP, Planning Supervisor

Re. 3323 & 3325 Freys Hill Multi-Family Project
Case # 21-Zone 0102

We have examined the Plot Plan for this project and notice that there are three (3) Dumpster locations along the south border, adjacent to the fence of Wemberley Hill Garden Homes.

Please be advised that will place them within about 30 feet of the Patios of some units in the Wemberley Hill Garden Homes community. As such, this will present a problem of odor and attraction of rodents (especially in summer months) that will likely make the use of these resident's patios unusable at such times. Also; the noise of the dumpster use and disposal will be a significant problem to those Wemberley Hill residents that are near that property line.

We are therefore requesting that you consider the relocation to the northern side of your development property away from the residential area. This would put them in the general area where there are Dumpsters of the restaurants near your northern border which is not a residential area.

Our thoughts are that such a change would be more desirable to the entire community and enhance a "better neighbor" practice.

Thank you for your consideration to the above suggestions.

Sincerely,

James W. Rowe & Virginia J. Rowe

James W. Rowe & Virginia J. Rowe

Williams, Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Tuesday, February 8, 2022 1:41 PM
To: Williams, Julia
Subject: Re: 3323 and 3325 Frey's Hill Rd

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Ms. Williams

Regarding Case #21-zone-0102 (zoning change at 3323 & 2325 Frey's Hill Rd.) we remain very much opposed to the proposed change for the reasons previously stated.

Thank you for your attention to this matter.

E.Grove

P. Crook

From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Thursday, June 24, 2021 9:42 AM
To: emanuel grove <bay1boy@hotmail.com>
Subject: RE: 3323 and 3325 Frey's Hill Rd

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.

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

Thanks

Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, June 23, 2021 5:21 PM

To: Williams, Julia <Julia.Williams@louisvilleky.gov>

Subject: Re: 3323 and 3325 Frey's Hill Rd

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Dear Ms Williams,

After attending the Webex community meeting with LDG on June 16, and learning the magnitude of their project we are extremely concerned about the impact it would have on our community.

These are some of our concerns:

1. The developer claims that the new residents will be able to walk to shopping, and that this would limit the impact on traffic to the Westport Rd/Frey's Hill area. This is not true, as there are only fast food vendors and minimal other businesses at that intersection. Additionally, it is not safe to walk across either Westport Rd or Frey's Hill at any point due to the high traffic volume.
2. The developer claims that new residents will be able to walk to Sawyer Park. While that is true, many nearby residents drive there rather than walking and this would likely be true for the new residents, thus adding to traffic.
3. The planned traffic study for Frey's Hill and Westport Rd needs to extend south of Westport Rd past the 3 entrances to Sawyer Park. It needs to consider times of excess traffic due to special events in the park (such as BMX, NCAA, and high school activities).

4. The proposed number of parking spots is insufficient and this will lead to new residents parking illegally on the streets of Wemberly Hill and Sawyer Place.
5. We are concerned that the new residents may feel free to walk in our private neighborhoods, disturbing our peace and quiet.

Considering the above, and the sheer size of the proposed development, the plan would create a nuisance and deny us the quiet enjoyment of our property.

Thank you,
Emanuel Grove and Paula Crook
10530 Sawyer Pl
Louisville, KY 40241

From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Wednesday, June 9, 2021 5:40 PM
To: emanuel grove <bay1boy@hotmail.com>
Subject: RE: 3323 and 3325 Frey's Hill Rd

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.

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

Thanks
Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, June 9, 2021 11:58 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: 3323 and 3325 Frey's Hill Rd

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Dear Ms. Williams,

I am opposed to any zoning change for the above properties which would impact the dire traffic situation at Frey's Hill Rd and Westport Rd. This intersection is already at the saturation point due to traffic from two strip malls and the Thornton's gas station. Adding more traffic to F.H. Rd. would have a severe negative effect on the communities of Wemberly Hill, Sawyer Place and Park Place as well as access to Tom Sawyer State Park. Thank you for your consideration.

Emanuel Grove
10530 Sawyer Pl
Louisville, KY 40241

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Williams, Julia

From: Steve Sedita <sedita1@aol.com>
Sent: Sunday, February 6, 2022 1:13 PM
To: Williams, Julia
Cc: Winkler, Markus B.; Eatherly, Kip
Subject: 3323 & 3325 Freys Hill Rd case #21-zone-0102

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My name is Stephen Sedita and I live at 2609 Evergreen Wynde, 40223. I am against the request to change the zoning on the referenced property from R-4 to R-7. The density of the proposed change and the building of a 312-unit multi-family development will strain significantly an already overly congested intersection of Freys Hill road and Westport Road. During peak traffic times during the day Westport Road traffic is bumper to bumper at the traffic light at the intersection with Freys Hill Road and Freys Hill Road is backed up to Wemberley Hill and Sawyer Place Patio homes. In the last few years there has been multiple new multi-family apartment developments on Westport Road, North Hurstbourne, and Chamberlain Lane that have added significant traffic on Westport Road and Freys Hill Road and has strained the capacity of these roads to handle additional multi-family developments. From a safety standpoint, Freys Hill Road is a narrow, hilly, and winding road which doesn't have sidewalks for pedestrians, and is often used by bikers. Adding addition traffic to this road would present a hazardous condition that could result in serious injury. Freys Hill Road is also the primary access road used by emergency vehicles coming from the Anchorage Fire Department to Westport Road. Adding 312 units at the top of Freys Hill road will hinder the progress of both fire and ambulances from getting to accidents and fires. I see in Sundays CJ that Westport Road is the 4th most dangerous road in Louisville for accidents and fatalities. And lastly adding a multi-family complex will alter the character of the surrounding area and this project would not be consistent with the other developments in the immediate area. Thank You Steve Sedita

Williams, Julia

From: boycexec@bellsouth.net
Sent: Friday, June 4, 2021 6:41 PM
To: Williams, Julia
Cc: Mary Boyce
Subject: New Apartments Proposal - Case No. 21-ZONEPA-0062

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hello Julia,

I am writing to strenuously object to the proposal to build over 300 new apartments plus amenities adjacent to Wemberley Hill Garden Homes just off Frey Hill.

Here are my objections and questions sent respectfully:

- The number of apartments proposed for the space seems totally excessive and unreasonable. As you know, a tremendous number of new apartments have been built recently on Westport and not far from here. So, this multi-occupancy apartment proposal for this space is particularly puzzling and concerning. In fact, the Westport Rd. traffic volume from new apartment occupancy has increased greatly in the five years I have lived here. This would take it to a new and troublesome high.
- The traffic on Frey Hill, especially in warm weather, is becoming dangerous even now with the great numbers visitors to the park and new businesses with turn offs from Frey Hill. In fact, there ought to be another egress created since so much business is now crammed into this neighborhood, including the many ATT trucks coming and going. Adding a significant number of new persons in apartments to the neighborhood would create a traffic disaster ready to happen. I also have contacted my Councilman's office about this issue.
- This adjacent area including WHGH and then Sawyer Place are condominiums with home ownership. While I have lived in apartments and know they are important to many families, evidence shows that the care for apartments is not the same as with personal ownership. In an instance like this, and mindful of the small space, I believe it could have a negative effect on the general area and properties around it.
- I also have concerns about lighting, possible ongoing noise issues, safety and security issues, and just the sheer number of people living and travelling in and out of a relatively small space. Please come and spend some time in our neighborhood at different times of the day to imagine what this would be like. Seriously.
- If the area must be developed, what about developing a limited number of condos much like the ones at WHGH and Sawyer? I would hope the developers are interested in more than the bottom line and would consider this idea along with other reasonable and appropriate ones.
- While this may or may not have any legal or housing implications, I think it is important to note that WHGH technically has become a Naturally Occurring Retirement Community (NORC). I add this for consideration by attorneys involved as they provide best counsel re: an adjacent property.

These are my initial objections and appreciate both your reading and sharing them. I plan to be at the virtual meeting on June 16, 2021.

Thank you,

Mary Boyce
10410 Wemberley Hill Blvd
502-608-3521

Williams, Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, June 23, 2021 5:21 PM
To: Williams, Julia
Subject: Re: 3323 and 3325 Frey's Hill Rd

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms Williams,

After attending the Webex community meeting with LDG on June 16, and learning the magnitude of their project we are extremely concerned about the impact it would have on our community.

These are some of our concerns:

1. The developer claims that the new residents will be able to walk to shopping, and that this would limit the impact on traffic to the Westport Rd/Frey's Hill area. This is not true, as there are only fast food vendors and minimal other businesses at that intersection. Additionally, it is not safe to walk across either Westport Rd or Frey's Hill at any point due to the high traffic volume.
2. The developer claims that new residents will be able to walk to Sawyer Park. While that is true, many nearby residents drive there rather than walking and this would likely be true for the new residents, thus adding to traffic.
3. The planned traffic study for Frey's Hill and Westport Rd needs to extend south of Westport Rd past the 3 entrances to Sawyer Park. It needs to consider times of excess traffic due to special events in the park (such as BMX, NCAA, and high school activities).

4. The proposed number of parking spots is insufficient and this will lead to new residents parking illegally on the streets of Wemberly Hill and Sawyer Place.
5. We are concerned that the new residents may feel free to walk in our private neighborhoods, disturbing our peace and quiet.

Considering the above, and the sheer size of the proposed development, the plan would create a nuisance and deny us the quiet enjoyment of our property.

Thank you,
Emanuel Grove and Paula Crook
10530 Sawyer Pl
Louisville, KY 40241

From: Williams, Julia <Julia.Williams@louisvilleky.gov>
Sent: Wednesday, June 9, 2021 5:40 PM
To: emanuel grove <bay1boy@hotmail.com>
Subject: RE: 3323 and 3325 Frey's Hill Rd

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.

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

Thanks
Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, June 9, 2021 11:58 AM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: 3323 and 3325 Frey's Hill Rd

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Williams, Julia

From: Eatherly, Kip
Sent: Thursday, June 17, 2021 8:28 AM
To: Williams, Julia
Subject: FW: Contact Councilman Markus Winkler [#1672]

Follow Up Flag: Follow up
Flag Status: Flagged

As requested...

Kip Eatherly
District 17 Legislative Aide
Office of Metro Councilman Markus Winkler
(502) 574-3462




Click [here](#) to sign up for the District 17 eNewsletter

From: Eatherly, Kip <Kip.Eatherly@louisvilleky.gov> **On Behalf Of** Winkler, Markus B.
Sent: Wednesday, June 16, 2021 8:36 PM
To: Eatherly, Kip <Kip.Eatherly@louisvilleky.gov>
Subject: Fwd: Contact Councilman Markus Winkler [#1672]

Sent from my Sprint Samsung Galaxy S20+ 5G.
Get [Outlook for Android](#)

From: Councilman Markus Winkler <no-reply@wufoo.com>
Sent: Wednesday, June 16, 2021 8:12:26 PM
To: Winkler, Markus B. <Markus.Winkler@louisvilleky.gov>
Subject: Contact Councilman Markus Winkler [#1672]

Name * Robert Rich

Address 
* 10913 Lake Vista Ct
Louisville, KY 40241
United States

Phone (502) 419-0640

Number

*

Email * bob.rich@outlook.com

Comments *

RE: 3323 and 3325 Freys Hill Road; Case 21-ZONEPA-0062

Dear Councilman Winkler:

My wife and I are strongly opposed to the rezoning of the property located at 3323 and 3325 Freys Hill Road from R4 to R7. Building 312 apartments in this congested area is ludicrous. Traffic is abomitable in this area now without an additional 300 plus residents trying to get in and out of one entrance is ridiculous.

We also have concerns about parking as the developer states there will only 1.2 parking spaces per unit. While the developer stated that this exceeds Louisville's 1 parking space per unit requirement, I cannot see this realistically supporting 1,2, and 3 bedroom apartments let alone any guest parking.

Please communicate our displeasure and opposition to this project to the Planning Board.

Respectfully,

Robert L. Rich

Williams, Julia

From: Margaret Duvall <mrd28@icloud.com>
Sent: Wednesday, June 9, 2021 6:01 PM
To: Williams, Julia
Subject: CASE 21-ZONEPA-0062 3323 and 3325 Freys Hill Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

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I am writing in regard to the possibility of 312 apartments being built. Freys Hill Road has a 500 acre TOM SAWYER STATE PARK within a block of this address. The park is open and used year round with a lot of traffic.

Freys Hill is also a cut thru from Lagrange road and Evergreen road to Westport road. In building 312 apartments that could possibly mean 600 more cars. This excess traffic is too much for Freys Hill Road..

If something has to be built consider patio homes like Wemberley Hill or Sawyer Place.

Margaret Duvall
10406 Wemberley Hill Blvd
Louisville, KY 40241

Williams, Julia

From: Mary Gerstle <marylougerstle@yahoo.com>
Sent: Saturday, June 5, 2021 2:53 PM
To: Williams, Julia

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Dear Ms. Williams,

My HOA sent out an email this week regarding the proposed development planned for the green space right next to our condo complex. In my case right next door to my condo since I live on the fence line.

I have to say THIS INFORMATION IS MOST DITRESSING!!!

I have to say I am VERY OPPOSED TO THIS DEVELOPMENT.

I recently moved back to Louisville (I grew up here) from living in San Francisco for 40 years for professional reasons. A big part of returning to Louisville was to have a better quality of life. I have spent my entire adult life in a very urban city. With the joys of living there also came the difficult housing problems. Physically very close homes, large population in a very small area of land (SF is only 7 miles across) ,challenges to privacy, terrible parking, much added congestion overall, increase in noise levels an overall "sardine feeling" of living.

I retired back to Louisville for many reasons, one being a better quality of life. I bought my condo in April 2020 and have enjoyed it so much for the location, my neighbors and the peace and quiet (much I have to attribute to the green space over my fence).

I read over the plans for the development. There is TOO MUCH for such a small space. Too many people – 300+ apts = the average of 600 renters. 300+ apts = 600 cars. Only 1 road in or out. Renters in general do not take the same pride in renting as does home ownership. Also the greater level of population turnover. Who will manage the property? If they do NOT take care of the property – our homes will loose value.

The quality of the life of the people in this new complex and me and my neighbors WILL NOT BE GOOD. Many of the people who live in my complex are older and we have fewer viable options. It will be more crowded, much more noise, much more traffic, greatly diminished privacy and so much more.

NOTHING POSITIVE WILL COME FROM THIS DEVELOPMENT.

I do have a couple suggestions: IF THE DEVELOPERS MUST BUILD SOMETHING – perhaps a smaller complex in size and number of units . Perhaps condos similar to the ones in my complex and Sawyer. And if you survey the surrounding neighbors (west, north south) most are 1 story/ 1&1/ story condos.

Or the developers could go into the many ,many existing older neighborhoods throughout Louisville and update and upgrade many of these homes. I am sure many longtime home owners or new home buyers would welcome upgrades and improvements while maintaining existing neighborhoods. Win /Win for all including the City of Louisville.

Land development does NOT equal growth and progress. It can just be OVERGROWTH.

Please, please reconsider this unneeded complex. Let us maintain a better quality of life.

Thank you

Mary Lou Gerstle

10515 Wemberley Hill Blvd

Louisville, Ky 40241

c) 628-280-9012

Williams, Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, June 9, 2021 11:58 AM
To: Williams, Julia
Subject: 3323 and 3325 Frey's Hill Rd

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Ms. Williams,

I am opposed to any zoning change for the above properties which would impact the dire traffic situation at Frey's Hill Rd and Westport Rd. This intersection is already at the saturation point due to traffic from two strip malls and the Thornton's gas station. Adding more traffic to F.H. Rd. would have a severe negative effect on the communities of Wemberly Hill, Sawyer Place and Park Place as well as access to Tom Sawyer State Park. Thank you for your consideration.

Emanuel Grove
10530 Sawyer Pl
Louisville, KY 40241

Dear Ms. Williams,

I am opposed to any zoning change for the above properties which would impact the dire traffic situation at Frey's Hill Rd and Westport Rd. This intersection is already at the saturation point due to traffic from two strip malls and the Thornton's gas station. Adding more traffic to F.H. Rd. would have a severe negative effect on the communities of Wemberly Hill, Sawyer Place and Park Place as well as access to Tom Sawyer State Park. Thank you for your consideration.

Emanuel Grove
10530 Sawyer Pl
Louisville, KY 40241

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Williams, Julia

From: NANCY L HENDERSON <hendersonn295@gmail.com>
Sent: Sunday, June 13, 2021 12:48 PM
To: Williams, Julia
Subject: Freys Hill Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

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I'm writing about the 312 apartments planned for Freys Hill Rd. It is such a small property I can't imagine Where they will go . Will they be high-rise apartments? I have to wonder if anyone on the committee Has actually been out here to see the space.

Then there is the traffic issue. Freys Hill Rd. is an old country lane. They would add 600 cars to the already Congested area. When the BMX, cross-country or any other major activity is at Tom Sawyer park we Can't get out of our neighborhood. Wemberley Hill. Has anyone from the committee ever been at the intersection of Freys Hill & Westport Rd. between 4 & 6 in the afternoon ? It is a nightmare .

So please consider the ramifications this development , thanks.

Nancy Henderson
10521 Wemberley Hill Blvd.
Louisville, Ky 40241
Sent from [Mail](#) for Windows 10

Williams, Julia

From: Carolyn Heymann <carolyn.heyman62@gmail.com>
Sent: Saturday, June 5, 2021 6:12 PM
To: Williams, Julia
Subject: Freys Hill Rd. apartments

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Concerns and objections to Freys Hill Road apartments

Will there be a Retainer wall built along WHGH property line? Parking spaces are within 3 ft of our property lines?

With you excavating dirt along our property line to make room for your parking spaces I'm concerned about damage to our patio homes concrete pad shifting and causing cracks in concrete pad, brick and inside condo walls. Who will be responsible for repairs to our buildings if this happens? Anytime you move dirt there is a shifting of adjacent ground !!!

We have a swimming pool and clubhouse within 3 feet of your property. That swimming pool holds a lot of water and will be pressure on a retaining wall. How deep will your pilings be to support this ground?

Toward back of our property there is a line of white pine trees. Will these remain or not?

1314 (Parking calculations) cars entering and exiting on a 2 lane Freys Hill Rd. That's a huge addition to traffic for Freys Hill and Westport Rd. Rush hour traffic is a nightmare for some now.

Will there be another exit road from this development to Westport Rd to handle 1314 cars??

Will Freys Hill Rd. be widened or a turn lane to accommodate all these cars entering and exiting?

We have backup traffic now with the retail shops and people entering and leaving. Many accidents have occurred.

When there is an event at Tom Sawyer Park we have heavy traffic problems now on Freys Hill Rd.

Will traffic signals on Westport/Freys Hill Rd. be synchronized for appropriate flow during heavy times?

What kind of lighting for the parking spaces? Will they shine on our development?

How tall will the apartments be?

Would prefer you build patio homes that would fit better with our neighborhood.

Will this be Section 8 housing?

How will water drainage from our property to your property be taken care of? We could have erosion which would cause additional problems.

Our house values will go down with apartments next to WHGH. This is a big concern to owners.

These concerns are only mine and I am not in favor of these apartments being built next to WHGH.

Carolyn Heymann

10602 Wemberley Hill Blvd

Louisville, KY 40241

Williams, Julia

From: Helen Jarboe <hjarboe@me.com>
Sent: Monday, July 5, 2021 6:36 PM
To: Williams, Julia
Subject: Property - 3323 - 3325 Freys Hill Road, Lou, Ky; Case 21 - Zone PA - 0062

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Julia,

I am a resident of Wemberley Hill Garden Homes and I am opposed to the rezoning of the property at 3323 & 3325 Frey's Hill Rd from R 4 to R 7 to create apartment housing.

We already have traffic congestion on Frey's Hill road due to activities at Tom Sawyer Park :

- Noise volume
- BMX competition
- NCAA Cross Country
- RV's & Bus loads of supporters for these competition
- Tennis matches & Pickle Ball
- Wedding Reception
- Bike Riders & Runners - there are no running or bicycle lanes
- No sidewalk to the park

Wemberley Hill, Sawyer Place and Park Place have approximately 260 residents - median age 65+ - and with 312 more families, 1.2 vehicles (possibly 600 more vehicles). It would be difficult for emergency vehicles to get down Frey's Hill. We will have more people walking their pets (more pet feces) and a possible increase in criminal activity.

I moved here 3 1/2 years ago to a nice quiet community with little crime and I feel we are vulnerable in many ways if we have government apartments built next to our complex. Please reconsider your decision to place government assisted apartments on this property & possibly go with patio homes to fit in with the landscape. Thank you.

Sincerely,

Helen Jarboe
10616 Wemberley Hill Blvd
Louisville, Ky. 40241
hjarboe@me.com

Sent from my iPad

Williams, Julia

From: smarsh2992@aol.com
Sent: Tuesday, June 8, 2021 8:52 AM
To: Williams, Julia
Subject: Case #: 21-ZONEPA-0062 Property: 3323 and 3325 Freys Hill Road

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Julia:

I am writing to ask a few questions regarding the rezoning of the above property.

1. Will there be more than one entrance in and out of the apartment complex? An obvious concern is the traffic situation on Freys Hill. Traffic is very heavy at that intersection as it is and when events are held at the park, it is even worse.
2. Will there be a barrier (wall or fencing) between Wemberley Hill and the complex?
3. How close will the parking lot be to Wemberley? I know the property line is not far from the wall that is by the pool area. Is there anything that shows the property lines (a line or marking) so we can see how this will impact us? There are homes that are very concerned that they will have a parking lot outside of their patio.
4. Will the berm towards the back of Wemberley still exist? This area is filled with rock and has trees on it. One owner saw stakes on our side of it.

Thank you!

Susan C. Marshall
10523 Wemberley Hill Blvd.
Louisville, KY 40241

502-931-9795

Williams, Julia

From: JAMES ROWE <jwr1935@bellsouth.net>
Sent: Wednesday, June 16, 2021 7:57 PM
To: Williams, Julia
Subject: Freys Hill Project

Follow Up Flag: Follow up
Flag Status: Flagged

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Julia:
Please add me to your contact list on this project.
James & Virginia Rowe
10508 Wemberley Hill Blvd.
Louisville, KY 40241
502-241-4049
jwr1935@bellsouth.net

Williams, Julia

From: JAMES ROWE <jwr1935@bellsouth.net>
Sent: Wednesday, September 29, 2021 4:54 PM
To: Williams, Julia
Subject: Safety Hazard

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Dear Julia:

I am requesting that both you and the KY Transportation Cabinet look into the traffic problem that presents a safety hazard at the intersection of KY Hwy 1447 (Westport Road) and Freys Hill Road in Louisville. The issue is that traffic attempting to enter Canes Chicken has difficulty turning into Canes because of the high amount of traffic on Freys Hill Road waiting for the traffic light to change.

On many occasions, those west-bound Westport Road vehicles turning south on Freys Hill Road find themselves stranded across traffic in the intersection because of vehicles waiting to turn left into Canes.

Further to this, vehicles attempting to leave the Thornton's gas station and the shopping center have substantial difficulty in getting onto Freys Hill Road toward Westport Road.

The plan to build a new apartment complex of 312 units just beyond the Canes location will make a current dangerous situation much greater.

I am therefore asking that all responsible parties address the current issue and to get involved in the panning procedures for the anticipated apartment complex.

Thank you for your attention to this matter.

Sincerely,
James W. Rowe
10508 Wemberley Hill Blvd
Louisville, KY 40241
502-241-4049
jwr1935@bellsouth.net

Williams, Julia

From: Shannon J Schur <sschur@twc.com>
Sent: Monday, June 28, 2021 1:51 PM
To: Williams, Julia
Subject: Proposed Rezoning of Frey's Hill

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Julia,

Hello,

I received your email address from Kip at Alderman Markus Winkler's office, District 17.

I have lived at 10423 Wemberley Hill Blvd. since the original construction of Wemberley Hill Garden Homes in 1995 and 1996 and am very interested in the upcoming public meetings that will be set for the possible rezoning of the Frey's Hill property next to my home in Wemberley Hill.

I was not notified of the original virtual meeting that was held about 2 weeks ago and would like to please be put on the list of individuals to be noticed in the future of any upcoming zoning meeting concerning this property.

Any Additional information that you could share concerning this rezoning, I would greatly appreciate it.

Julia, Thank you so much!

Concerned Home Owner,
Shannon Schur
10423 Wemberley Hill Blvd
Louisville, KY 40241
502-558-6965
sschur@twc.com

Williams, Julia

From: ESTELLE SULLIVAN <estelle17@bellsouth.net>
Sent: Thursday, July 15, 2021 3:18 PM
To: Williams, Julia
Subject: Zone change for property 3323 and 3325 on Freys Hill Rd.

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julia.williams@louisvilleky.gov

Kelli.jones@swlinc.com

Clifford.Ashburner@dinsmore.com

Property: 3323 and 3325 Freys Hill Road

Case: 21-ZONEPA-0062

I live at Wemberley Hill Garden Homes on Freys Hill Road across from the property 3323 and 3325 that the owner is asking to be rezoned from R4 to R7. I will be writing about the **intersection** at Westport Rd, Freys Hill Rd, and Springhurst Blvd.

We already have a traffic problem at the above-mentioned intersection. There are Wemberley Hill Garden Homes, Sawyer Place patios homes, and Park Place patio homes on Freys Hill Road that feed into this intersection. Sawyer Park is also on Freys Hill Road two or three blocks from that same intersection. Sawyer Park has a lot of activities, and when the events are over, there is a traffic jam at this intersection. There is also the Springhurst shopping center traffic that feeds into this intersection.

With the new apartment complex that has opened on Westport Rd two or three blocks from this same intersection, we must sit through more than one light change to move east on Westport Road. The traffic also builds up between this intersection and the left turn to enter Gene Snyder Freeway stopping traffic going east on Westport Rd.

Because of the traffic problems at this intersection, I think the zoning should remain a R4.

Estelle Sullivan
10501 Wemberley Hill Blvd.

Williams, Julia

From: Sheri Walton <sheriwalton@gmail.com>
Sent: Wednesday, June 16, 2021 9:50 PM
To: Williams, Julia
Subject: Frey's Hill Apartments

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I'd like to make sure I receive information on future meetings concerning the apartments being proposed on Frey's Hill.
Sheri Walton
10631 Wemberley Hill Blvd 40241
[Sheriwalton@gmail.com](mailto:sheriwalton@gmail.com)

Williams, Julia

From: Kimberly White <kswnp@msn.com>
Sent: Sunday, June 6, 2021 2:00 PM
To: Williams, Julia
Subject: Frey's Hill Development

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Ms. Williams:

I am writing you concerning the proposed development on Frey's Hill Road. I would ask that you reconsider the development as it is currently proposed. Here are my concerns:

The proposed development has 300+ units.

This will add an additional 300-500 cars using Frey's Hill Road. This will put an unbearable traffic burden on the already overcrowded 2-lane Frey's Hill Road. This will be compounded by any large event at Tom Sawyer Park and rush hour traffic. Additionally, an added development will experience increased traffic via Amazon/UPS delivery and additional maintenance traffic.

The proposed development is to be built by a group that specializes in "affordable housing."

Wemberley Hill is a patio home development comprised of many adults 70+ years of age. If children are in the neighborhood, they are usually visiting grandparents. Our other near boundary is Tom Sawyer Park. We enjoy a quiet neighborhood.

With the proposed development of apartments and the development group appealing to lower middle income individuals, we can expect a younger demographic as well as numerous children. The noise level may be intolerable.

My suggestions are as follows:

The developer should consider reducing the number of apartments in the development.

Frankly, it seems a bit greedy to try and stuff 300+ apartments into the proposed area. This plan was certainly made without any concern for the adjacent neighborhoods.

The developer must provide an egress from the property in addition to Frey's Hill Road.

As previously stated, adding an additional 300-500 cars onto Frey's Hill Road is unacceptable.

The developer must restrict "lighting pollution" and "noise pollution" from the development.

We chose to live near a park for a reason. The developer must consider the lighting of the development and how it will affect the neighboring communities. Low lighting as well as utilizing visors and proper positioning of the lighting must be considered. Additionally, installing berms along the property boundaries will be needed to decrease noise pollution.

I thank you for your consideration. I will be attending the Neighborhood Meeting.

Dr. Kimberly White
Wemberley Hill

Williams, Julia

From: Lori Young <gloriousgranola@gmail.com>
Sent: Saturday, June 19, 2021 5:49 AM
To: Williams, Julia
Subject: Proposed 312 apartment unit on Frey's Hill are

Follow Up Flag: Follow up
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Julia,

We would like to voice our concerns with this proposal for the development of a 312 unit apartment complex on Frey's Hill Rd. This area already has a traffic congestion problem. There are frequent wrecks right there at Frey's Hill and the entrance to Raising Cane's and across the street to Thornton's and PetSmart. The traffic to and from Sawyer park is very heavy at times and the idea of adding a high density complex right in the midst of an already crowded area is irresponsible and unnecessary. For the good of all the current residents in this area and the park visitors we respectfully request this proposal be denied.

Lori and Rich Young
Park Place residents

Williams, Julia

From: JAMES ROWE <jwr1935@bellsouth.net>
Sent: Wednesday, September 29, 2021 4:54 PM
To: Williams, Julia
Subject: Safety Hazard

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Julia:

I am requesting that both you and the KY Transportation Cabinet look into the traffic problem that presents a safety hazard at the intersection of KY Hwy 1447 (Westport Road) and Freys Hill Road in Louisville. The issue is that traffic attempting to enter Canes Chicken has difficulty turning into Canes because of the high amount of traffic on Freys Hill Road waiting for the traffic light to change.

On many occasions, those west-bound Westport Road vehicles turning south on Freys Hill Road find themselves stranded across traffic in the intersection because of vehicles waiting to turn left into Canes.

Further to this, vehicles attempting to leave the Thornton's gas station and the shopping center have substantial difficulty in getting onto Freys Hill Road toward Westport Road.

The plan to build a new apartment complex of 312 units just beyond the Canes location will make a current dangerous situation much greater.

I am therefore asking that all responsible parties address the current issue and to get involved in the panning procedures for the anticipated apartment complex.

Thank you for your attention to this matter.

Sincerely,
James W. Rowe
10508 Wemberley Hill Blvd
Louisville, KY 40241
502-241-4049
jwr1935@bellsouth.net

Williams, Julia

From: Sheila Corso <corso@bellsouth.net>
Sent: Sunday, August 22, 2021 3:50 PM
To: Williams, Julia
Subject: Objections to Case 21-ZONEPA-0062 3323 & 3325 Freyhill Road

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My objections are:

1. I do not think zoom meetings are appropriate for zoning changes!
2. It is contrary to the Louisville 2040 Plan.
3. Thousands of apartments have recently been added to the area. To name a few:
The Louis, Hurstbourne Estate, Spring House and Sawyer Apartments.
4. In sufficient ingress & egress are proposed which cause safety issues for Police,
Fire and EMS.
5. Any traffic study should take into account events held at Tom Sawyer Park such as NCAA Track and BMX bike events.

All of my objections are based on the negative impact the project would have on air quality and livability of the area.

If the true goals of the 2040 Plan are to meet the project should be diverse and mixed not 312 assisted income units.

While I am a capitalist, the only thing the City and developers are looking at is money. Let us look at the goals, divers and livable.

A subsidized senior housing would be more acceptable and needed in the area based on the surrounding communities.

Currently my wife and I can spend up to 20 minutes on Westport Road to travel 1 mile from Hurstbourne Lane to Freyhill Road. Is that livable and healthy?

Thank you,
Michael and Sheila Corso
10607 Wemberley Hill Blvd
Louisville, KY 40241

Sent from my iPad

Williams, Julia

From: Larry Ulmer <ulmer@bellsouth.net>
Sent: Monday, August 9, 2021 5:36 PM
To: Williams, Julia
Subject: Case: 21-ZONEPA-0062

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Julia,

Please accept this letter into the public record regarding Case : 21-ZONEPA-0062. For the record, I oppose the rezoning of the property located at 3323 and 3325 Freys Hill Road.

My opposition to the zoning change and proposed development are as follows:

The ingress and egress for the proposed property are both onto Freys Hill Road only feet apart. Exiting Freys Hill Road onto Westport Road is already challenging. The concentration of additional traffic generated by the concentration of 312 residences would overwhelm an already difficult traffic problem without major changes made the the Freys Hill / Westport Rd intersection.

The increased concentration of traffic will have an adverse affect on the areas air quality, and add to the already documented warm air dome in the area. This is contrary to the spirit of the Louisville 2040 planning goals.

Under the current proposal, I am concerned about the run off caused by the number of parking spaces required for a development of this size. While there is a small retention pond proposed, it is not adequate for the changing weather patterns and seasonal excessive rainfall amounts we do receive.

The current development plan indicates the buildings would be three stories high. A large three story development is out of character with the surrounding area. The required lighting from 13 three story buildings and associated parking, would be an incursion of the residents in the nearby single story patio homes.

In summary, the neighboring residents understand that the current landowners have the right to develop their property. We welcome an appropriate development under the current R4 zoning and welcome the opportunity for work with the developers to that end.

I was unable to attend the video call on June 16th. Many other elderly residents that are not very tech savvy also could not attend and voice their opinions. Could a second call, or in person meeting be held? Lastly, Please ensure I am on the distribution list for any further meetings or calls.

Respectfully submitted,

Lawrence L. Ulmer

10414 Wemberley Hill Blvd
Louisville KY. 40241

Williams, Julia

From: Larry Ulmer <ulmer@bellsouth.net>
Sent: Wednesday, August 11, 2021 3:57 PM
To: Williams, Julia
Subject: Property: Case: 21-ZONEPA-0062. 3323 and 3325 Freys Hill Road

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To Louisville Planning and Zoning

From : Deborah C. Ulmer

Please consider this document my formal opposition to the Zoning change request on the case noted above. The current R4 zoning, allows for reasonable development of the property. Even development allowed under the current R4 zoning will further burden the local infrastructure and negatively impact traffic flow and air quality . It is understood by the nearby residents of Wemberley Hill that the owners have the right to develop their property. However we do not believe that the proposed development of 312 apartments (dependent on the zoning change) is in the best interest of the area and Louisville as a whole.

Traffic congestion in the Westport Road corridor is widely acknowledged. Recent construction of apartments complexes on Westport Road (Sawyer Apartments and Springhouse Apartments) added to the traffic congestion and associated air quality issues. The area has its share of apartment development. Construction is ongoing at the Flats at Springhurst apartment development at nearby Chamberlin Lane. (Behind Walmart) The full impact to the local traffic headaches is still to be fully determined as they are only at partial occupancy.

In the proposed development plan I did not see and modifications proposed for Freys Hill Road. The intersection of Freys Hill and Westport Rd in its current state is not able to support the increased traffic of 312 residences. A secondary exit via the rear of the property should be required. The cost of the road would be at the cost of the development, not Metro Louisville.

In summary, the zoning change request is not warranted from many perspectives. I respectfully ask that the zoning change request be denied. As a matter of record, the residents of Wemberley Hill are willing to work with the owners and Developer to modify the current construction plans to a model that will not require a zoning change.

Sincerely

Deborah C. Ulmer
502 593 1084

Williams, Julia

From: jsk02 <jsk02@bellsouth.net>
Sent: Friday, August 13, 2021 3:58 PM
To: Williams, Julia
Subject: Fw: PROPERTY: CASE 21-ZONEPA-0062. 3323

Follow Up Flag: Follow up
Flag Status: Flagged

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To Louisville Planning Zoning

Please find this letter as my formal opposition to the Zoning change request on the case noted above. The current R4 zoning, allows for reasonable development of the property. Even development allowed under the current zoning will further burden the local infrastructure and negatively impact traffic flow, air quality, neighborhood landscape, infrastructure lighting, water and drainage issues. I do not believe that the proposed development of 312 apartments (dependent on the zoning change) is in the best interest of the area and local neighborhoods.

Traffic is highly congested in the area and on all of Westport road. The congestion on Freys Hill and the Westport Road intersection is ridiculous. To add another high traffic development is highly disappointing and irresponsible. Recent construction of other apartment complexes on Westport road, inside and outside of the Gene Snyder have further burdened the traffic, with cars backed up from early afternoon until after early evening.

Air quality, already an issue, will be further impacted. Let's try to reduce the impact. There was a study done with regards to carbon monoxide and the school children at St. Margaret Mary. Levels were found to be high. Bushes were planted to help reduce the impact. Instead of leveling the property mentioned in the referenced case, why not keep the trees, tree line. The additional traffic will add to the already high levels of carbon monoxide as well as add to the warm air dome. This is contrary to the Louisville 2040 planning goals that are in place.

Regarding the lighting from this development proposed, a large three story development would require an abundance of lighting that would be a hindrance to the property owners next store and across the street from the proposed development.

It is understood that the property unfortunately will be developed, but it would be nice to see that the land is developed responsibly, to include and keeping greenspace and trees.

To not be a hindrance to the neighbors that live around the area, and in summary, the zoning change does not appear to be warranted or in the best interest of the community.

Thank you.

Jennifer Knights

(502) 640-8604

|

Julia Williams

2 July 2021

Planning and Design Services

Metro Development Center

444 S. 5th Street, 3rd Floor

Louisville, KY 40202

Re: Re-Zoning and proposal to build 13-16 three-story affordable housing apartments, housing 312+ families, off of Freys Hill Road adjacent to Wemberley Hills Patio Home Community

Dear Ms. Williams:

As a 20-year resident of Sawyer Place Condominium Community off of Freys Hill Road, between Westport Road and Sawyer Park, I am writing to strongly oppose the construction of 13 to 16 three-story apartment buildings, consisting of 312+ units of 1, 2, and 3 bedrooms, adjacent to the Wemberley Hills Patio Home Community. Also included will be at least 312 parking places, a clubhouse and swimming pool, and dog park.

Here are my concerns:

Traffic on Freys Hill Road:

Presently, it is very dangerous trying to exit Sawyer Place onto Freys Hill Road from Sawyer Place, due to speeding traffic. We have reported this situation to our District 17 Councilman, Markus Winkler, who has contacted the District 8 LMPD office. We were advised that District 8 has a traffic control officer, but to no avail. I cannot imagine what an extra 312+ families with 1, 2, or 3 vehicles, will do to the traffic along Freys Hill. FYI, there are 3 condo communities from Westport Road to the entrance of Sawyer Park, Park Place with 138 family units, Sawyer Place with 32 family units, and Wemberley Hills with 80 family units. This totals 250 family units. With the proposed 312 or more apartment this will increase traffic on Freys Hill by over 120%!! Also, each of the 3 existing communities have only 1 exit and entrance. With this much additional traffic, I am extremely concerned that emergency vehicles, including fire and 911 calls, will be blocked at times trying to enter or exit the communities.

Throughout the year, Sawyer Place has events that block Freys Hill Road. The National BMX competition and the NCAA national cross-country meets, plus many public and private school running and soccer meets are held at Sawyer Park. The large events bring many RVs, buses, and trucks carrying equipment, down Freys Hill Road to the point, there has been times we absolutely could not exit our community. Adding to the congestion is the holiday and family events sponsored by Sawyer Park.

There are bicycle and running clubs that gather at Sawyer Park, and head north toward Westport Road. There are NO biking or running lanes on Freys Hill Road!!! With the addition of 312 families coming and going from that area, this is a tragedy waiting to happen!! As a matter of fact, during my time at Sawyer Place, I have seen a number of bicyclists hit at the intersection of Westport and Freys Hill. Freys Hill Road has no curbing, just shoulders that drop off on both sides.

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21-ZONEPA-
0062

There are at least 9 entrance/exits on Freys Hill Road between Westport and Sawyer Park. Some are immediately across from each other, making it extremely dangerous to pull out. With another entrance/exit with more than 312 vehicles, traffic will back up to Sawyer Park regularly.

Community Architectural Appearance:

13- 16 three-story buildings absolutely do not fit into the area. There are no three-story buildings around us. They will look extremely out of place, no matter what the architectural style is. I wonder if there is an ordinance that would prohibit this. If not, seems there should be.

Noise Pollution

With the speeding vehicles on Freys Hill Road, we already have had numerous complaints about noise. With the addition of so many vehicles, no doubt it will be much louder.

These are just a few of my concerns. I will continue to follow the situation closely. Thank you for your attention to this letter.

Yours truly,



Rebecca Clark

10505 Sawyer Place

Louisville, KY 40241

Cc: Markus Winkler

Metro Council District 17

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21-ZONE PA-0062

Case # 21 ZONEPA-0062

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Dear Ms Julia McIlwain

I am a resident of Memberley Hills
Condominiums in Louisville Ky. This
letter is in regards to the rezoning of
adjacent property on 3323 & 3325
Fry's Hill Rd from R-4 to R-7.

Memberley Hills, Sawyer Place and
Park Place residents all exit our property
onto Fry's Hill Rd. Also Pet Smart
Center, Horton, Cairns and Storage Units
exit their businesses onto Fry's Hill.
Same for Tom Sawyer Park.

With 312 new residents the traffic
will be horrendous. Even now there
are times when traffic makes it hard
to exit. The Park has many activities
that bring huge amounts of buses, RV's
trucks & bikes that make it hard to exit.
We have many Sr Citizens here who
from time to time need emergency vehicles
such as ambulances to be able to
quickly get in & out.

We are very concerned about the
additional amount of cars on the road.
Also concerned about more animals
being walked on our property with
waste not being picked up. Please

21-ZONEPA-0062

consider all these issues w/ looking
at changing zone to allow so many
apartments to be built.

Thank you

Marian Lister

P.S. Also I don't think there are
any 3 story apartment buildings in
this area

cc to

Markus Kirkler

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JUL 12 2021

PLANNING & DESIGN
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21-ZONEPA-0062

June 22, 2021

Dear Ms. Williams,

This letter is to express my concern about the proposed 312-unit apartment complex to be built on Freys Hill. I am strongly opposed to this proposal.

I live on Sawyer Place which has its entrance on Freys Hill. I have lived here three years and in that time, have been concerned about the traffic situation on Freys Hill. It is often difficult to enter and exit our street due to traffic and the speed of cars using Freys Hill. I have seen multiple accidents especially near the Westport Road and Freys Hill intersection. From Westport Road to Tom Sawyer Park (less than a mile), there are multiple roads/entrances off of Freys Hill to shopping, food, gas, storage, the park, and three current communities (Wemberley Hill, Sawyer Place, and Park Place). Freys Hill is a winding two lane road with no shoulders.

Traffic significantly increases when the park has events especially on the weekends. There are also events at the BMX bike park. I often see bicycle and running groups using Freys Hill. There is no shoulder, so they are in the car lane.

Most days there are emergency vehicles either using Freys Hill as a connector road to and from Westport Road or actually coming to one of the three communities. Our communities appear to be predominantly senior citizens. If traffic increases, it will make it even more difficult for these vehicles to get where they need to be in a timely manner.

Because the traffic builds up at the Westport Road intersection, people become impatient to get through the intersection. They come out of the exits for the stores and buildings on both sides of Freys Hills in a manner that makes it difficult to avoid collisions.

Apartment complexes also tend to have families with children. This means that school buses will need to navigate Freys Hill. It sounds as if these buses may need to actually stop on Freys Hill to load and unload children. How safe is that to say nothing of the increased traffic issue?

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21-ZONEPA-0062

I realize Louisville needs increased housing, but is this really the safest place to position it? If the developer was going to build a row of condos, *even a smaller complex would affect our already dangerous traffic situation.* At least a smaller community would not add a minimum of 312 vehicles using Freys Hill.

There are other issues about building such a large complex on Freys Hill, but I think most of us are concerned about the increased traffic. Adding a *turn lane for the complex is not going to solve most of the issues.* There are already three lanes near the intersection and that is often where the accidents are occurring.

Other issues are probable increased criminal activity, drainage issues, noise and air pollution, and parking issues given the limited number of *parking spaces they proposed.* Please do not approve this proposal.

Thank you for your time in reading my concerns.



Leslie Gaither
10501 Sawyer Place

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21-ZONEPA-0062

Julia Williams.
Planning and Design Service
Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

June 30, 2021

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CC: Markus Winkler
Metro Councilman

Dear Madam and Sir,

I am writing to you due to my very serious concerns regarding the proposed rezoning of the former AT&T lot which sits behind a large storage facility and adjacent to the Wimberley Hills patio home development.

The predominant (and rather obvious) objection to future rezoning and development of this plat has much to do with the overwhelming volume of traffic on Frey's Hill and on Westport. The intersection itself can barely sustain the current level of traffic that inundates the area, especially at lunchtime when cars pour into Caines, to Dominoes Pizza and The China Cafe. Other vehicles turn left into Thorton's or perhaps The Pet Warehouse. The resulting congestion is already overwhelming and numerous accidents have resulted. The stop light at the intersection is poorly timed and vehicles headed north have to sit through two rather lengthy stop light cycles.

The proposed development by LDG provides no egress for its 300 apartment dwellers but that onto Frey's Hill : a clear and obvious danger in and of itself.

Furthermore, the proposed 1.2 parking spaces allotted for each unit is unrealistic. There seems to be no plan for "overflow parking" to accommodate guests and additional residents per unit. TARC service to the area is spotty, so residents will be vehicle dependent.

Consider too the additional burden placed on the Anchorage/
Middletown Fire and Rescue , station 5. Just Saturday, 6/20/2021, a

21-ZONEPA-0062

massive gas leak was discovered at the intersection of Frey's Hill and Westport. Traffic was at a complete standstill for at least 45 minutes until the hardworking crews could locate the leak and clean the area. The increase of traffic volume of 124% to this already overtaxed area is ill-advised and completely untenable, both to current residents who traverse Frey's Hill and to the Fire and Rescue Units that protect us.

Please consider the implausible rezoning of this tract of land as both ill-advised and a true hazard to people who depend of the route of Frey's hill as their only egress.

I sincerely thank you for careful consideration of this matter.

Margaret Angel
10508 Sawyer Place
Louisville, KY
40241

Margaret L Angel

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JUL 01 2021

PLANNING & ZONING
SERVICE

21-ZONEPA-0062

June 28, 2021

Julia Williams
Planning and Design Service
Metro Development Center
444 S 5th Street
Third Floor
Louisville, Kentucky 40202

Dear Ms. Williams:

This letter is to express my concern for the rezoning for the proposed development adjacent to Wemberley Hill. The number of units being considered by LDG Development will create many problems for our neighborhood and Westport Road.

The traffic congestion at present is terrible, and adding 312 units will make it impossible to access Freys Hill from Sawyer Place. The traffic on Freys Hill Road not only comes from the subdivisions, but also from Shelbyville Road through Anchorage as a short cut to shopping centers at Brownsboro Road and Springhurst.

The wild life from Sawyer Park is already in danger and deer now are injured or killed, and I cannot imagine what it will be with additional traffic. Any events held at Sawyer Park will cause a major traffic jam. It will also cause problems for EMS vehicles.

There are many more issues to consider and it is my belief that the rezoning request should be denied.

Thank you for your consideration of this matter.

Very truly yours,

Peggy H. France
Mrs. Peggy H. France
10510 Sawyer Place
Louisville, Kentucky 40241

Phone: 502-327-7709

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21-ZONE PA-0062

Sawyer Place
Louisville, KY 40241

Julia Williams
Planning & Design Service
Metro Development Center
444 South Fifth Street, 3rd Floor
Louisville, KY 40202

Subject: Proposed apartment development on Freys Hill Road

As an owner and resident of a Sawyer Place home, I do not approve of building a high-density apartment complex on this property. The proposed apartment complex planned will add too much congestion to traffic at Freys Hill and Westport Roads, backing up traffic beyond Wemberley Hill and Sawyer Place.

Freys Hill Road is an old, narrow country road with no shoulders that will be difficult to improve to handle the additional traffic created by the proposed apartment complex.

The property at Freys Hill Road should not be developed into such high density apartments to keep the property in line with the rest of the neighborhood.

Carmen Manzo

RECEIVED

JUL 01 2021

**PLANNING & DESIGN
SERVICES**



21-ZONEPA-0062

Greg and Tracey Mooser
10534 Sawyer Place
Louisville Ky 40241

June 28, 2021

Julia Williams
Planning and Design Service
Metro Development Center
444 S. 5th St, 3rd Floor
Louisville, Ky. 40202

Dear Ms. Williams:

As a member of the Sawyer Place Community, I would like to share my concerns with you regarding the proposed development adjacent to Wemberley Hill and make one request.

I'll start with the request. Can you please provide us with any and all affordable housing projects completed since 2015 in Louisville including the changes in property value, traffic conditions and crime rates? This information could go a long way in offering us re-assurance and may or may not demonstrate that some of our concerns are valid.

I am confident that because we live and work in this community, we have a greater insight as to how this 312-unit affordable housing project will impact this area, as well as those who currently live here and those who may live here in the future. I have listed my concerns below.

- Traffic: concerns about meeting minimum requirements vs standards that support community safety as a priority. Currently, it is common to sit through multiple light changes to turn from Westport Rd to Frey's Hill.
There's already traffic congestion due to vehicles struggling to turn into the commercial area on Frey's Hill and motorists are often stuck blocking the intersection.
- Significant changes to Frey's Hill as well as the intersection at Westport Rd must be made to accommodate the increased traffic including emergency vehicles. This project will increase the service needs for emergency vehicles due to the population increase. **At a minimum the Frey's Hill side of the intersection should mirror the Springhurst side of the intersection as far as vehicle lanes and pedestrian access via side walks on both sides of the street.** This needs to be completed all the way to Tom Sawyer Park to accommodate the additional pedestrian traffic.

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21-ZONEPA-0062

- Effects on drainage and the environment: Obviously, the increase in population in such a small area will have a negative impact on wastewater, drainage, pollution, vehicle exhaust and litter.
- Pedestrian safety trying to cross several lanes of traffic on Westport Rd to access necessities. With 1.2 parking spaces per unit and up to 3-bedroom units, many of the residents will be on foot and will be required to cross Westport Rd and at the current rate of traffic it is not safe to cross Westport Rd on foot. Additionally, the pedestrian traffic to Tom Sawyer Park will be increased and pedestrians need sidewalks to safely access the State park on foot.

We look forward to a response and are hopeful that the response we do receive does not indicate that your project "meets or slightly exceeds the minimum requirements". Would you like to drink water or breath air that meets or slightly exceeds minimum requirements? I respect your goal to make a profit and understand the need for affordable housing. However, projects of this magnitude need to be in an area conducive to both the new and current residents in a healthy and safe way for all involved.

Sincerely,

Greg and Tracey Mooser

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JUL 17 2021

PLANNING & ZONING
SERVICES

21-ZONE PA-0062

June 29, 2021

Re: Property: 3323/3325 Freys Hill Road
Case: 21-ZONEPA-0062

Julia Williams
Planning & Design Service
Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

Ms. Williams:

As a Board Member and concerned Unit Owner in the condo community of Sawyer Place, I am writing to you in opposition of the rezoning application referenced above by LDG Multifamily, LLC.

While we appreciate the prospect of development of the lot currently owned by AT&T, we strongly disapprove of a 3 story/312 unit complex of apartment homes. Our community of Sawyer Place is mostly comprised of elderly residents who have downsized the lives and their real estate investment is vitally important to everyone in their retirement years.

I attended the virtual neighborhood meeting where participants from Sawyer Place, Wemberly Hill, Park Place and Indian Springs all expressed a number of significant concerns regarding an exceptional increase in traffic congestion, overflow parking on our streets, a potential increase in criminal activity as well as the effect on the drainage design of our combined areas. Sawyer Place is currently engaged with MSD on specific drainage issues within our property and has an open redesign order being evaluated at this time.

As I mentioned above, we are not opposed to progress. A similar condo or patio home community such as ours could enhance the neighborhood with limited negative impact.

Thank you for your consideration to our responses. I am interested in staying informed about this proposal. Please note my contact information below.

Sue Ann Henning
10503 Sawyer Place
Louisville, KY 40241
502-551-1166 Cell
sueann.henning@att.net

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JUL 02 2021

PLANNING &
SERVICES

21-ZONEPA-0062

Sawyer Place
Louisville, KY 40241

Julia Williams
Planning & Design Service
Metro Development Center
444 South Fifth Street, 3rd Floor
Louisville, KY 40202

Subject: Proposed apartment development on Freys Hill Road

As an owner and resident of a Sawyer Place home, I do not approve of building a high-density apartment complex on this property. The proposed apartment complex planned will add too much congestion to traffic at Freys Hill and Westport Roads, backing up traffic beyond Wemberley Hill and Sawyer Place.

Freys Hill Road is an old, narrow country road with no shoulders that will be difficult to improve to handle the additional traffic created by the proposed apartment complex.

The property at Freys Hill Road should not be developed into such high density apartments to keep the property in line with the rest of the neighborhood.

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JUL 02 2021

PLANNING & DESIGN
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William Perry
Theresa L. Perry
10509 Sawyer Place
502-339-8500

21-ZONEPA-0062

June 29, 2021

To: Julia Williams, Planning and Design Service, Metro Development
Center
440 S 5th Street, 3rd Floor
Louisville, Ky. 40202

To whom it may concern,
This letter is in regards to the potential apartment complex being built on
Frey's Hill Rd near Westport Rd and Tom Sawyer park. We are against this
for these reasons:

1. Increased Traffic congestion making it even more difficult to enter and exit our communities.
2. Increased time to get to Westport Rd in non rush hour times. When events take place at Tom Sawyer park, the traffic is challenging and will be more so with this potential new development.
3. Increase speeding that will kill the ever growing deer population in Tom Sawyer Park.
4. Potential increased criminal activity in the neighborhood.
5. Increased noise factor from more traffic and residents in our area.

Thank you for taking the time to hear our concerns.

Sincerely,
John and Carol Orser
10514 Sawyer Place

Louisville, Ky 40241
302-500-5681

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JUL 02 2021

PLANNING & DESIGN
SERVICES

21-ZONE PA-
0062

Julia Williams
Planning and Design Service
Metro Development Center
444 S 5th St, 3rd Floor
Louisville, KY 40202

Julia,

We live at 10517 Sawyer Place, 40241 off of Frey's Hill Rd. We recently participated in a Webex meeting on June 16th regarding the proposed development adjacent to Wemberley Hill's'. We have listed several bullet points below that we believe should be taken into consideration before this development moves forward:

- An additional 312-400 apartments would make traffic impossible on Frey's road at this location. The apartments would be approx. 150' from the light at Westport Rd that already has traffic from a service station, two strip centers, etc. trying to negotiate this area.
- The addition of 312-400 more vehicles to a road that already struggles to keep traffic flowing from Tom Sawyer Park, the Sawyer Dog Park, and residential property would create an unnecessary burden on the current property owners.
- The purposed three story structure doesn't seem to fit aesthetically with the current area.
- The current proposed egress from the apartments would only have one way out. Once again creating traffic concerns on Frey's Hill Rd.
- When events take place at the park you will sometimes wait 5mins to get out of Sawyer Place or Wemberley Hills, assuming someone is kind. With the additional traffic I cannot image how long that will take.
- The developer said that you currently only need one parking spot per unit and that they are working to get 1.2 spots per unit. How can 312-400 apartment units have only one parking spot per unit? If you have two or three bedroom units wouldn't you assume that there is more then one car per family? I would like to see the math on how this is calculated.

I hope you will consider the points my wife and I have made before this project is approved.

Thank You,
Larry & Penny Sidebottom
10517 Sawyer Place
Louisville, KY 40241

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JUL 01 2021

PLANNING & DESIGN
SERVICES

21-2 ONE PA-0062

10518 Sawyer Place
Louisville, KY 40241

Julia Williams
Planning & Design Service
Metro Development Center
444 South Fifth Street, 3rd Floor
Louisville, KY 40202

Subject: Proposed apartment development at 3323 & 3325 Freys Hill Road

As owners and residents of a Sawyer Place home, we feel that the proposed apartment complex planned for 3323 & 3325 Freys Hill Road will add too much congestion to traffic trying to access the businesses at Freys Hill and Westport Roads, backing up traffic beyond Wemberley Hill and Sawyer Place. We moved from Lexington, KY to Sawyer Place one year ago because it is a quiet community of senior citizens with a dead-end street. Had we known about the plans for the apartments adjacent to Wemberley Hill, we certainly would not have moved here.

We have been concerned about the current congestion from Sawyer Park events exiting at Freys Hill and Westport Roads. Freys Hill Road is an old, narrow country road with no shoulders that will be difficult to improve to handle the additional traffic created by the proposed apartment development. The development plan allows only 1.25 parking spaces per apartment. This amount is not adequate for family, friends, and delivery vehicles to park within the development. Most couples have two vehicles, and families with children have more than two.

The property at 3323 & 3325 Freys Hill Road should be developed into properties similar to Wemberley Hill, Sawyer Place, and Park Place with a much smaller density than the planned apartments.


Robert J. Larger


Deanna M. Larger



21-ZONEPA-0062

File 25-2021

To whom it may concern!

I'm a current Home Owner at Sawyer - Place Cond. I'm writing in regards to the proposal of the planned Apt. Complex on Freyshire Rd.

Freyshire Rd. is a very busy Rd already, now there a plans to add 300 plus Apt. to this area. The traffic will be horrific. There a many Senior-Citizens living in this area, and many times Ambulances and Fire-trucks come here for help. I'm totally against this Project.

Margaret Stoddard
Sawyer-Place.

RECEIVED

JUN 28 2021

PLANNING & DESIGN
SERVICES

21-ZONEPA-0062

Julia Williams
Planning and Design Service
Metro Development Ctr
444 S. 5th St. 3rd floor
Louisville, KY 40202

June 20, 2021

Dear Ms. Williams,

I am a very concerned homeowner living in the Sawyer Place neighborhood. I want to express my deep concern for the proposal of 312- 3 story apartment complex units on Frey' Hill Road off Westport Rd.

After attending the virtual meeting on June 16th and learned that this company had not even done a traffic study up to that time before planning a project of this magnitude is preposterous. I can not fathom how this project could get approval.

* Traffic is #1 concern! Westport and Freys Hill Road are already maxed out to the limit with numerous accidents daily at the corner of Westport and Freys Hill where Pet Smart and Thornton's and Jet's and Canes all intersect. The traffic light is long and many times of the day people coming down Freys Hill Road have to sit 2-3 times waiting for the light to change just to cross the road (which is approximately 6 minutes or more).

* Very worrisome how traffic will impede firetrucks, ambulances, and police to get to their destinations.

*Tom Sawyer State Park hosts many events through the year such as competitive Cross Country, Soccer, Swimming, Dirt bike racing etc. which brings in many buses from out of state and places even more congestion and dangerous situations on Freys Hill Rd for pedestrians and bicyclists going to the park. (I feel that a Police inquiry should be done to get an idea of the dangerous situation on Freys Hill Rd.)

* Other concerns are Noise, Property Value Decrease, Possibly more criminal activity.

I agree and realize change is always on the horizon, but a change of this magnitude is incomprehensible and should not be approved.

Sincerely,

Barbara Simpson

A Concerned Resident and Citizen

*10515 Sawyer Pl.
Lov, Ky 40241*

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JUN 23 2021
PLANNING &
DESIGN SERVICES

21-2020PA-0062

Bill and Marsha Cattaneo
10504 Sawyer Place
Louisville, KY 40241

Julia Williams
Planning and Design Service
Metro Development Center
444 South 5th St., 3rd Floor
Louisville, KY 40202

Dear Ms. Williams:

My husband and I are requesting your immediate attention regarding the development of apartment housing located on Freys Hill Rd near the intersection of Westport Rd.

We are deeply concerned about the increase of additional traffic adding to the already dangerous situation that currently exists along narrow Freys Hill Rd.

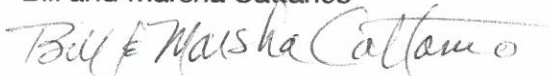
Since Freys Hill Rd is one of the access roads to Sawyer Park, there's already traffic congestion during many of the events that occur at the park.

Freys Hill Rd is our only access in the event of an emergency.

We are not objecting to the building of the apartment complex, but if the complex would have an access point to the apartments from Westport Rd., that might help with the traffic situation on Freys Hill Rd.

Thank you for your consideration regarding this matter.

Sincerely,
Bill and Marsha Cattaneo

A handwritten signature in cursive script that reads "Bill & Marsha Cattaneo". The signature is written in dark ink and is positioned below the typed names.

David Hickerson
10519 Sawyer Place
Louisville, KY 40241

Julia Williams
Planning and Designer Services
Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

Re: Comments on Rezoning for Apartment Complex

Ms. Williams,

I was a participant in the virtual meeting on June 15, 2021 explaining the rezoning pre-application to create an apartment complex of 312 individual units in the vacant lot behind the storage complex and before Wemberley Hills off Frey's Hill Road.

I live in Sawyer place. Please note Sawyer Place and Wemberly Hills are both quiet residential patio home complex.

The plan to fill the lot with 312 apartment units with pool and pool house seems to be very disrupting to the current quiet and calm environment.

Frey's Hill Road coming from Sawyer Park is a narrow 2 lane road connecting to the busy Westport Road Intersection. The intersection is merely .3 miles from the Sawyer Place entrance. The Westport intersection from Frey's Hill Road connects to 3 different directional roads:

1. Westport Road to the west with multiple lanes.
2. Westport Road to the east with multiple lanes.
3. Springhurst Blvd to the north with multiple lanes.

This situation will be untenable with the addition of this massive apartment complex. Traffic will be horrific. Traffic delays will be happening at most times. Inclement weather in the winter will make it worse.

Also, I have seen numerous news reports that there is a national concern about the Biden 'infrastructure plan' that will impact the suburbs. In a recent newspaper article I found, it was stated that the plan "will be used to increase affordable housing" but really is an effort for the federal government to be in a position to impact local zoning that will allow installing apartment-buildings throughout single-family home neighborhoods. There is a thought and concern that this will impact home values as a result. It appears that your re-zoning plan fits this narrative.

I appreciate you consideration of these comments and the impact of this project on the current communities'.

Sincerely:

A handwritten signature in black ink that reads "David Hickerson". The signature is written in a cursive, flowing style.

David Hickerson.

Metro Councilman Markus Winkler
c/o Leslie Gaither (10501)

June 30, 2021

Ms. Julia Williams
Planning and Design Service
Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, Kentucky 40202

Ms. Williams:

The proposal of rezoning the landsite owned by AT&T, adjacent to Wemberly Hill would be a destruction of surrounding neighborhoods and even worse, traffic congestion on/off Westport Road. Also, Freys Hill, Springhurst, Indian Hills and Sawyer State Park traffic would result in even more problems which already exist.

Accommodating a developer's idea for use of the land, by rezoning for a multiple-residential complex should benefit not only the current neighborhoods and businesses, but the planning and design of Louisville of this area. It seems that Jefferson County is becoming more like the old Dixie Highway resemblance in past decades. We don't think anyone would want to see that again. The above proposed idea is not development of our Louisville land, but an erosion.

According to the Landscape Designer, by enlarging a lane on Freys Hill, the added traffic of 124% certainly does not seem to be a minimum but an extreme addition to the already traffic problem.

As a native Louisvillian and resident on Sawyer Place since 1999, We are disheartened by this whole proposal which should have more creative thought behind the rezoning and sale of AT&T's property.

Concerned Resident of Sawyer Place,



Judy Lanham
10526 Sawyer Place
Mary Byrne
10528 Sawyer Place

Julia Williams
Planning & Design Service
Metro Development Center
4445 5th Street, 3rd Floor
Louisville, Ky. 40202

As residents of Sawyer Place Patio
Homes, my husband and I believe that
adding this many buildings to the
entrance so close to the expressway
entrance would cause too much
traffic to the area causing long
delays in entrance to the Westport
Avenue & other establishments.

Even with a light it is hard to
get access to Westport Rd & the food &
restaurants available to the area. My
husband is 85 & can't drive due to vision
problems. Driving after dark is not a
good option.

Please take into consideration
all the traffic this would add!

Ken & Mary Mathney
10512 Sawyer Place
Louisville, Ky 40241



Williams, Julia

From: boycexec@bellsouth.net
Sent: Friday, June 4, 2021 6:41 PM
To: Williams, Julia
Cc: Mary Boyce
Subject: New Apartments Proposal - Case No. 21-ZONEPA-0062

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hello Julia,

I am writing to strenuously object to the proposal to build over 300 new apartments plus amenities adjacent to Wemberley Hill Garden Homes just off Frey Hill.

Here are my objections and questions sent respectfully:

- The number of apartments proposed for the space seems totally excessive and unreasonable. As you know, a tremendous number of new apartments have been built recently on Westport and not far from here. So, this multi-occupancy apartment proposal for this space is particularly puzzling and concerning. In fact, the Westport Rd. traffic volume from new apartment occupancy has increased greatly in the five years I have lived here. This would take it to a new and troublesome high.
- The traffic on Frey Hill, especially in warm weather, is becoming dangerous even now with the great numbers visitors to the park and new businesses with turn offs from Frey Hill. In fact, there ought to be another egress created since so much business is now crammed into this neighborhood, including the many ATT trucks coming and going. Adding a significant number of new persons in apartments to the neighborhood would create a traffic disaster ready to happen. I also have contacted my Councilman's office about this issue.
- This adjacent area including WHGH and then Sawyer Place are condominiums with home ownership. While I have lived in apartments and know they are important to many families, evidence shows that the care for apartments is not the same as with personal ownership. In an instance like this, and mindful of the small space, I believe it could have a negative effect on the general area and properties around it.
- I also have concerns about lighting, possible ongoing noise issues, safety and security issues, and just the sheer number of people living and travelling in and out of a relatively small space. Please come and spend some time in our neighborhood at different times of the day to imagine what this would be like. Seriously.
- If the area must be developed, what about developing a limited number of condos much like the ones at WHGH and Sawyer? I would hope the developers are interested in more than the bottom line and would consider this idea along with other reasonable and appropriate ones.
- While this may or may not have any legal or housing implications, I think it is important to note that WHGH technically has become a Naturally Occurring Retirement Community (NORC). I add this for consideration by attorneys involved as they provide best counsel re: an adjacent property.

These are my initial objections and appreciate both your reading and sharing them. I plan to be at the virtual meeting on June 16, 2021.

Thank you,

Mary Boyce
10410 Wemberley Hill Blvd
502-608-3521

Williams, Julia

From: Margaret Duvall <mrd28@icloud.com>
Sent: Wednesday, June 9, 2021 6:01 PM
To: Williams, Julia
Subject: CASE 21-ZONEPA-0062 3323 and 3325 Freys Hill Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

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I am writing in regard to the possibility of 312 apartments being built. Freys Hill Road has a 500 acre TOM SAWYER STATE PARK within a block of this address. The park is open and used year round with a lot of traffic.

Freys Hill is also a cut thru from Lagrange road and Evergreen road to Westport road. In building 312 apartments that could possibly mean 600 more cars. This excess traffic is too much for Freys Hill Road..

If something has to be built consider patio homes like Wemberley Hill or Sawyer Place.

Margaret Duvall
10406 Wemberley Hill Blvd
Louisville, KY 40241

Williams, Julia

From: Mary Gerstle <marylougerstle@yahoo.com>
Sent: Saturday, June 5, 2021 2:53 PM
To: Williams, Julia

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Ms. Williams,

My HOA sent out an email this week regarding the proposed development planned for the green space right next to our condo complex. In my case right next door to my condo since I live on the fence line.

I have to say THIS INFORMATION IS MOST DITRESSING!!!

I have to say I am VERY OPPOSED TO THIS DEVELOPMENT.

I recently moved back to Louisville (I grew up here) from living in San Francisco for 40 years for professional reasons. A big part of returning to Louisville was to have a better quality of life. I have spent my entire adult life in a very urban city. With the joys of living there also came the difficult housing problems. Physically very close homes, large population in a very small area of land (SF is only 7 miles across), challenges to privacy, terrible parking, much added congestion overall, increase in noise levels an overall "sardine feeling" of living.

I retired back to Louisville for many reasons, one being a better quality of life. I bought my condo in April 2020 and have enjoyed it so much for the location, my neighbors and the peace and quiet (much I have to attribute to the green space over my fence).

I read over the plans for the development. There is TOO MUCH for such a small space. Too many people – 300+ apts = the average of 600 renters. 300+ apts = 600 cars. Only 1 road in or out. Renters in general do not take the same pride in renting as does home ownership. Also the greater level of population turnover. Who will manage the property? If they do NOT take care of the property – our homes will loose value.

The quality of the life of the people in this new complex and me and my neighbors WILL NOT BE GOOD. Many of the people who live in my complex are older and we have fewer viable options. It will be more crowded, much more noise, much more traffic, greatly diminished privacy and so much more.

NOTHING POSITIVE WILL COME FROM THIS DEVELOPMENT.

I do have a couple suggestions: IF THE DEVELOPERS MUST BUILD SOMETHING – perhaps a smaller complex in size and number of units. Perhaps condos similar to the ones in my complex and Sawyer. And if you survey the surrounding neighbors (west, north south) most are 1 story/ 1&1/ story condos.

Or the developers could go into the many, many existing older neighborhoods throughout Louisville and update and upgrade many of these homes. I am sure many longtime home owners or new home buyers would welcome upgrades and improvements while maintaining existing neighborhoods. Win /Win for all including the City of Louisville.

Land development does NOT equal growth and progress. It can just be OVERGROWTH.

Please, please reconsider this unneeded complex. Let us maintain a better quality of life.

Thank you

Mary Lou Gerstle
10515 Wemberley Hill Blvd
Louisville, Ky 40241
c) 628-280-9012

Sent from Mail for Windows 10

Williams, Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, June 9, 2021 11:58 AM
To: Williams, Julia
Subject: 3323 and 3325 Frey's Hill Rd

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Ms. Williams,

I am opposed to any zoning change for the above properties which would impact the dire traffic situation at Frey's Hill Rd and Westport Rd. This intersection is already at the saturation point due to traffic from two strip malls and the Thornton's gas station. Adding more traffic to F.H. Rd. would have a severe negative effect on the communities of Wemberly Hill, Sawyer Place and Park Place as well as access to Tom Sawyer State Park. Thank you for your consideration.

Emanuel Grove
10530 Sawyer Pl
Louisville, KY 40241

Williams, Julia

From: emanuel grove <bay1boy@hotmail.com>
Sent: Wednesday, June 23, 2021 5:21 PM
To: Williams, Julia
Subject: Re: 3323 and 3325 Frey's Hill Rd

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Ms Williams,

After attending the Webex community meeting with LDG on June 16, and learning the magnitude of their project we are extremely concerned about the impact it would have on our community.

These are some of our concerns:

1. The developer claims that the new residents will be able to walk to shopping, and that this would limit the impact on traffic to the Westport Rd/Frey's Hill area. This is not true, as there are only fast food vendors and minimal other businesses at that intersection. Additionally, it is not safe to walk across either Westport Rd or Frey's Hill at any point due to the high traffic volume.
2. The developer claims that new residents will be able to walk to Sawyer Park. While that is true, many nearby residents drive there rather than walking and this would likely be true for the new residents, thus adding to traffic.
3. The planned traffic study for Frey's Hill and Westport Rd needs to extend south of Westport Rd past the 3 entrances to Sawyer Park. It needs to consider times of excess traffic due to special events in the park (such as BMX, NCAA, and high school activities).

Dear Ms. Williams,

I am opposed to any zoning change for the above properties which would impact the dire traffic situation at Frey's Hill Rd and Westport Rd. This intersection is already at the saturation point due to traffic from two strip malls and the Thornton's gas station. Adding more traffic to F.H. Rd. would have a severe negative effect on the communities of Wemberly Hill, Sawyer Place and Park Place as well as access to Tom Sawyer State Park. Thank you for your consideration.

Emanuel Grove
10530 Sawyer Pl
Louisville, KY 40241

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Williams, Julia

From: NANCY L HENDERSON <hendersonn295@gmail.com>
Sent: Sunday, June 13, 2021 12:48 PM
To: Williams, Julia
Subject: Freys Hill Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I'm writing about the 312 apartments planned for Freys Hill Rd. It is such a small property I can't imagine Where they will go . Will they be high-rise apartments? I have to wonder if anyone on the committee Has actually been out here to see the space.

Then there is the traffic issue. Freys Hill Rd. is an old country lane. They would add 600 cars to the already Congested area. When the BMX, cross-country or any other major activity is at Tom Sawyer park we Can't get out of our neighborhood. Wemberley Hill. Has anyone from the committee ever been at the intersection of Freys Hill & Westport Rd. between 4 & 6 in the afternoon ? It is a nightmare .

So please consider the ramifications this development , thanks.

Nancy Henderson
10521 Wemberley Hill Blvd.
Louisville, Ky 40241
Sent from Mail for Windows 10

Williams, Julia

From: Carolyn Heymann <carolyn.heyman62@gmail.com>
Sent: Saturday, June 5, 2021 6:12 PM
To: Williams, Julia
Subject: Freys Hill Rd. apartments

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Concerns and objections to Freys Hill Road apartments

Will there be a Retainer wall built along WHGH property line? Parking spaces are within 3 ft of our property lines?

With you excavating dirt along our property line to make room for your parking spaces I'm concerned about damage to our patio homes concrete pad shifting and causing cracks in concrete pad, brick and inside condo walls. Who will be responsible for repairs to our buildings if this happens? Anytime you move dirt there is a shifting of adjacent ground !!!

We have a swimming pool and clubhouse within 3 feet of your property. That swimming pool holds a lot of water and will be pressure on a retaining wall. How deep will your pilings be to support this ground?

Toward back of our property there is a line of white pine trees. Will these remain or not?

1314 (Parking calculations) cars entering and exiting on a 2 lane Freys Hill Rd. That's a huge addition to traffic for Freys Hill and Westport Rd. Rush hour traffic is a nightmare for some now.

Will there be another exit road from this development to Westport Rd to handle 1314 cars??

Will Freys Hill Rd. be widened or a turn lane to accommodate all these cars entering and exiting?

We have backup traffic now with the retail shops and people entering and leaving. Many accidents have occurred.

When there is an event at Tom Sawyer Park we have heavy traffic problems now on Freys Hill Rd.

Will traffic signals on Westport/Freys Hill Rd. be synchronized for appropriate flow during heavy times?

What kind of lighting for the parking spaces? Will they shine on our development?

How tall will the apartments be?

Would prefer you build patio homes that would fit better with our neighborhood.

Will this be Section 8 housing?

How will water drainage from our property to your property be taken care of? We could have erosion which would cause additional problems.

Our house values will go down with apartments next to WHGH. This is a big concern to owners.

These concerns are only mine and I am not in favor of these apartments being built next to WHGH.

Carolyn Heymann

10602 Wemberley Hill Blvd

Louisville, KY 40241

Williams, Julia

From: Helen Jarboe <hjarboe@me.com>
Sent: Monday, July 5, 2021 6:36 PM
To: Williams, Julia
Subject: Property - 3323 - 3325 Freys Hill Road, Lou, Ky; Case 21 - Zone PA - 0062

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Dear Julia,

I am a resident of Wemberley Hill Garden Homes and I am opposed to the rezoning of the property at 3323 & 3325 Frey's Hill Rd from R 4 to R 7 to create apartment housing.

We already have traffic congestion on Frey's Hill road due to activities at Tom Sawyer Park :

- Noise volume
- BMX competition
- NCAA Cross Country
- RV's & Bus loads of supporters for these competition
- Tennis matches & Pickle Ball
- Wedding Reception
- Bike Riders & Runners - there are no running or bicycle lanes
- No sidewalk to the park

Wemberley Hill, Sawyer Place and Park Place have approximately 260 residents - median age 65+ - and with 312 more families, 1.2 vehicles (possibly 600 more vehicles). It would be difficult for emergency vehicles to get down Frey's Hill. We will have more people walking their pets (more pet feces) and a possible increase in criminal activity.

I moved here 3 1/2 years ago to a nice quiet community with little crime and I feel we are vulnerable in many ways if we have government apartments built next to our complex. Please reconsider your decision to place government assisted apartments on this property & possibly go with patio homes to fit in with the landscape. Thank you.

Sincerely,

Helen Jarboe
10616 Wemberley Hill Blvd
Louisville, Ky. 40241
hjarboe@me.com

Sent from my iPad

Williams, Julia

From: smarsh2992@aol.com
Sent: Tuesday, June 8, 2021 8:52 AM
To: Williams, Julia
Subject: Case #: 21-ZONEPA-0062 Property: 3323 and 3325 Freys Hill Road

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Julia:

I am writing to ask a few questions regarding the rezoning of the above property.

1. Will there be more than one entrance in and out of the apartment complex? An obvious concern is the traffic situation on Freys Hill. Traffic is very heavy at that intersection as it is and when events are held at the park, it is even worse.
2. Will there be a barrier (wall or fencing) between Wemberley Hill and the complex?
3. How close will the parking lot be to Wemberley? I know the property line is not far from the wall that is by the pool area. Is there anything that shows the property lines (a line or marking) so we can see how this will impact us? There are homes that are very concerned that they will have a parking lot outside of their patio.
4. Will the berm towards the back of Wemberley still exist? This area is filled with rock and has trees on it. One owner saw stakes on our side of it.

Thank you!

Susan C. Marshall
10523 Wemberley Hill Blvd.
Louisville, KY 40241

502-931-9795

Williams, Julia

From: Eatherly, Kip
Sent: Thursday, June 17, 2021 8:28 AM
To: Williams, Julia
Subject: FW: Contact Councilman Markus Winkler [#1672]

Follow Up Flag: Follow up
Flag Status: Flagged

As requested...

Kip Eatherly
District 17 Legislative Aide
Office of Metro Councilman Markus Winkler
(502) 574-3462



Click [here](#) to sign up for the District 17 eNewsletter

From: Eatherly, Kip <Kip.Eatherly@louisvilleky.gov> **On Behalf Of** Winkler, Markus B.
Sent: Wednesday, June 16, 2021 8:36 PM
To: Eatherly, Kip <Kip.Eatherly@louisvilleky.gov>
Subject: Fwd: Contact Councilman Markus Winkler [#1672]

Sent from my Sprint Samsung Galaxy S20+ 5G.
Get [Outlook for Android](#)

From: Councilman Markus Winkler <no-reply@wufoo.com>
Sent: Wednesday, June 16, 2021 8:12:26 PM
To: Winkler, Markus B. <Markus.Winkler@louisvilleky.gov>
Subject: Contact Councilman Markus Winkler [#1672]

Name * Robert Rich

Address 

* 10913 Lake Vista Ct
Louisville, KY 40241
United States

Phone (502) 419-0640

Number

*

Email * bob.rich@outlook.com

Comments *

RE: 3323 and 3325 Freys Hill Road; Case 21-ZONEPA-0062

Dear Councilman Winkler:

My wife and I are strongly opposed to the rezoning of the property located at 3323 and 3325 Freys Hill Road from R4 to R7. Building 312 apartments in this congested area is ludicrous. Traffic is abomitable in this area now without an additional 300 plus residents trying to get in and out of one entrance is ridiculous.

We also have concerns about parking as the developer states there will only 1.2 parking spaces per unit. While the developer stated that this exceeds Louisville's 1 parking space per unit requirement, I cannot see this realistically supporting 1,2, and 3 bedroom apartments let alone any guest parking.

Please communicate our displeasure and opposition to this project to the Planning Board.

Respectfully,

Robert L. Rich

Williams, Julia

From: JAMES ROWE <jwr1935@bellsouth.net>
Sent: Wednesday, June 16, 2021 7:57 PM
To: Williams, Julia
Subject: Freys Hill Project

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Julia:
Please add me to your contact list on this project.
James & Virginia Rowe
10508 Wemberley Hill Blvd.
Louisville, KY 40241
502-241-4049
jwr1935@bellsouth.net

Williams, Julia

From: Shannon J Schur <sschur@twc.com>
Sent: Monday, June 28, 2021 1:51 PM
To: Williams, Julia
Subject: Proposed Rezoning of Frey's Hill

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Dear Julia,

Hello,

I received your email address from Kip at Alderman Markus Winkler's office, District 17.

I have lived at 10423 Wemberley Hill Blvd. since the original construction of Wemberley Hill Garden Homes in 1995 and 1996 and am very interested in the upcoming public meetings that will be set for the possible rezoning of the Frey's Hill property next to my home in Wemberley Hill.

I was not notified of the original virtual meeting that was held about 2 weeks ago and would like to please be put on the list of individuals to be noticed in the future of any upcoming zoning meeting concerning this property.

Any Additional information that you could share concerning this rezoning, I would greatly appreciate it.

Julia, Thank you so much!

Concerned Home Owner,
Shannon Schur
10423 Wemberley Hill Blvd
Louisville, KY 40241
502-558-6965
sschur@twc.com

Williams, Julia

From: ESTELLE SULLIVAN <estelle17@bellsouth.net>
Sent: Thursday, July 15, 2021 3:18 PM
To: Williams, Julia
Subject: Zone change for property 3323 and 3325 on Freys Hill Rd.

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julia.williams@louisvilleky.gov

Kelli.jones@swlinc.com

Clifford.Ashburner@dinsmore.com

Property: 3323 and 3325 Freys Hill Road

Case: 21-ZONEPA-0062

I live at Wemberley Hill Garden Homes on Freys Hill Road across from the property 3323 and 3325 that the owner is asking to be rezoned from R4 to R7. I will be writing about the **intersection** at Westport Rd, Freys Hill Rd, and Springhurst Blvd.

We already have a traffic problem at the above-mentioned intersection. There are Wemberley Hill Garden Homes, Sawyer Place patios homes, and Park Place patio homes on Freys Hill Road that feed into this intersection. Sawyer Park is also on Freys Hill Road two or three blocks from that same intersection. Sawyer Park has a lot of activities, and when the events are over, there is a traffic jam at this intersection. There is also the Springhurst shopping center traffic that feeds into this intersection.

With the new apartment complex that has opened on Westport Rd two or three blocks from this same intersection, we must sit through more than one light change to move east on Westport Road. The traffic also builds up between this intersection and the left turn to enter Gene Snyder Freeway stopping traffic going east on Westport Rd.

Because of the traffic problems at this intersection, I think the zoning should remain a R4.

Estelle Sullivan
10501 Wemberley Hill Blvd.

Louisville, KY 40241

Williams, Julia

From: Sheri Walton <sheriwalton@gmail.com>
Sent: Wednesday, June 16, 2021 9:50 PM
To: Williams, Julia
Subject: Frey's Hill Apartments

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I'd like to make sure I receive information on future meetings concerning the apartments being proposed on Frey's Hill.
Sheri Walton
10631 Wemberley Hill Blvd 40241
Sheriwalton@gmail.com

Williams, Julia

From: Kimberly White <kswnp@msn.com>
Sent: Sunday, June 6, 2021 2:00 PM
To: Williams, Julia
Subject: Frey's Hill Development

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Ms. Williams:

I am writing you concerning the proposed development on Frey's Hill Road. I would ask that you reconsider the development as it is currently proposed. Here are my concerns:

The proposed development has 300+ units.

This will add an additional 300-500 cars using Frey's Hill Road. This will put an unbearable traffic burden on the already overcrowded 2-lane Frey's Hill Road. This will be compounded by any large event at Tom Sawyer Park and rush hour traffic. Additionally, an added development will experience increased traffic via Amazon/UPS delivery and additional maintenance traffic.

The proposed development is to be built by a group that specializes in "affordable housing."

Wemberley Hill is a patio home development comprised of many adults 70+ years of age. If children are in the neighborhood, they are usually visiting grandparents. Our other near boundary is Tom Sawyer Park. We enjoy a quiet neighborhood.

With the proposed development of apartments and the development group appealing to lower middle income individuals, we can expect a younger demographic as well as numerous children. The noise level may be intolerable.

My suggestions are as follows:

The developer should consider reducing the number of apartments in the development.

Frankly, it seems a bit greedy to try and stuff 300+ apartments into the proposed area. This plan was certainly made without any concern for the adjacent neighborhoods.

The developer must provide an egress from the property in addition to Frey's Hill Road.

As previously stated, adding an additional 300-500 cars onto Frey's Hill Road is unacceptable.

The developer must restrict "lighting pollution" and "noise pollution" from the development.

We chose to live near a park for a reason. The developer must consider the lighting of the development and how it will affect the neighboring communities. Low lighting as well as utilizing visors and proper positioning of the lighting must be considered. Additionally, installing berms along the property boundaries will be needed to decrease noise pollution.

I thank you for your consideration. I will be attending the Neighborhood Meeting.

Dr. Kimberly White
Wemberley Hill

Sent from Mail for Windows 10

Williams, Julia

From: Lori Young <gloriousgranola@gmail.com>
Sent: Saturday, June 19, 2021 5:49 AM
To: Williams, Julia
Subject: Proposed 312 apartment unit on Frey's Hill are

Follow Up Flag: Follow up
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Julia,

We would like to voice our concerns with this proposal for the development of a 312 unit apartment complex on Frey's Hill Rd. This area already has a traffic congestion problem. There are frequent wrecks right there at Frey's Hill and the entrance to Raising Cane's and across the street to Thornton's and PetSmart. The traffic to and from Sawyer park is very heavy at times and the idea of adding a high density complex right in the midst of an already crowded area is irresponsible and unnecessary. For the good of all the current residents in this area and the park visitors we respectfully request this proposal be denied.

Lori and Rich Young
Park Place residents