

May 4, 2023

To Jay Luckett and Whom It May Concern:

I am sending this signed letter due to my concerns regarding 23-ZONEPA-0024, and the proposed rezoning on Glaser Lane. I want the Louisville Metro Planning Committee, Metro Sewer Department, Metro Police, the Department of Public Works, and other necessary government agencies who oversee housing developments to address these safety issues.

Here are my concerns:

1. The threat to human life due to increased traffic. The surrounding residential roads do not have sidewalks, or bike lanes, and are already suffering from gridlock because of overdevelopment in the area. Morning and evening peak traffic backs up on Glaser Lane until there are 15 to 20 cars waiting to turn onto South Waterson Trail or Beulah Church Road. There have already been a number of accidents at the proposed entrance for the subdivision because of the narrow street and overcrowding. There has been a dangerous increase in the number of cars that use the Farm Gate neighborhood streets (Old Boundary Road, Cabin Hill Road, Huntsman Trail, and Stonebrook Drive) as a cut-through to escape the congestion on South Waterson Trail, Beulah Church Road, Glaser, and Fegenbush Lane. The current rush-hour traffic on Southbound South Waterson Trail will sit through 3-5 traffic light cycles at the Fegenbush Lane Intersection. The same congestion and 3-5 traffic light-waiting cycle is present on Eastbound Fegenbush Lane at South Waterson Trail and Beulah Church Road.
2. The proposed homes are one-half the size of the average home in the Farm Gate neighborhood, posing a serious attack on the property values of the existing homeowners. The houses in the Farm Gate neighborhood are brick and most of them have basements. The proposed houses have a token strip of cheap brick veneer, and are a slab construction without basements. The houses in the new development should be all brick and match the quality and square footage of houses abutting the site.
3. I am opposed to any zoning change. The proposed housing development is focused on building small houses on small lots that are incongruent with the existing neighborhood. The property is currently zoned R-4. A zoning change to R-3 would be more in keeping with the rural feel of the neighborhood.
4. The existing sewage and drainage infrastructure is already overloaded. Recent overdevelopment in the area has cause sewer backups and flooded the basements of existing homes in the Farm Gate subdivision. Adding additional homes to an already overloaded system poses a serious health threat, and is an undue burden on the current homeowners.
5. A HOA for the proposed development must be established and mandatory for homeowners, along with a non-rental clause. We are experiencing additional neighborhood crime due to the influx of apartments and rental properties. Current staffing challenges at LMPD, combined with a dramatic increase in population, is a threat to public safety.
6. There is insufficient detail and not enough attention being paid to provide privacy barriers between the existing houses and the proposed development. The current plans are vague about addressing these concerns. Further study is needed to determine fencing needs and tree placement, along with additional shrubbery, and native plants.

RECEIVED

JUN 08

PLANNING &
DESIGN SERVICES

23-ZONEPA-0024

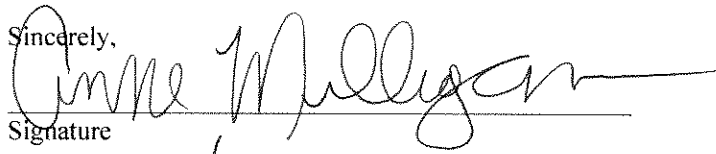
7. The existing green space is a wetland that drains into Little Cedar Creek and is a critical piece of open space that mitigates the damage due to flooding. The proposed development does not allow for enough open space and will create additional drainage problems in an area that is already prone to flooding.
8. All further planning meetings need to be held at a local site in the evening, so that concerned citizens and those directly impacted by the proposed development can attend. Scheduling meetings downtown during working hours is an undue burden on the citizenry is an act of bad faith.

I sign this letter in support and care of my community and feel if these points are not addressed this would negatively and permanently impact the immediate and surrounding Highview area.

Sincerely,

Signature

Date


5/4/23

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PLANNING &
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I sign this letter in support and care of my community and feel if these points are not addressed this would negatively and permanently impact the immediate and surrounding Highview area.

Sincerely,

Stephen A Brown
Signature

5/8/23
Date

Luckett, Jay

From: Cindy Simpson <cindysimpson13@gmail.com>
Sent: Wednesday, March 22, 2023 10:00 PM
To: Luckett, Jay
Subject: Docket No. 23-ZONEPA-0024 (Leisure Development, LLC Proposed Zone Change of Property Located at 8204/8212/8302/8306 Glaser Lane)
Attachments: Image 1.jpeg; Image 3.jpeg; Image 2.jpeg
Follow Up Flag: Follow up
Flag Status: Flagged
Categories: Respond

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

We are contacting you regarding the development/proposed zoning changes of the above mentioned property from R-4 to PRD . Below is a list of our concerns and recommendations.

1. Drainage:

- Concerns:
 - The Farmgate neighborhood has ongoing drainage issues (refer to attached images of our yard for reference).
 - The drainage issues we experience are a health hazard due to mosquitoes/West Nile virus.
 - The drainage issues prevent us from cutting portions of our yard for extended periods which can lead to issues with rodents.
 - The drainage issues result in our dogs constantly being muddy, resulting in dirt/mud being tracked into our home on a daily basis.
 - What will be done to ensure Farmgate homes will not have additional drainage issues given the increase in homes from 4 to 69-lot single family homes?
 - How does MSD plan to address drainage for the new development with the large amount of homes in such a small area?
 - How does MSD plan to resolve the current drainage issue in the Farmgate neighborhood?
- Recommendations:
 - Reject rezoning request (keep zoning as is), reducing the amount of single family homes allowed in such a small area of land.
 - Development to work closely with MSD to ensure the development does not result in increased drainage issues for the Farmgate neighborhood.
 - MSD to work closely with Farmgate to resolve current drainage issues throughout the neighborhood.

2. Traffic:

- Concerns:

- The connection of the development to the Farmgate neighborhood via Old Boundary is a safety concern for Farmgate residents.
- The Farmgate neighborhood has many families with children and pets.
- The Farmgate neighborhood does not have sidewalks.
- Children walk and ride their bikes in the street.
- Homeowners walk for exercise and walk their pets in the street.
- If the new development connects to Farmgate, this will significantly increase traffic on the Farmgate neighborhood streets.
- This connection, if allowed, will also provide a cut-through for traffic coming off of Glaser.
- The added danger this traffic creates for Farmgate residents, children, and pets is a huge concern.

- Recommendations:

- Close off/reject the proposed entrance at Old Boundary to prevent traffic from the new development (as well as cut-through traffic from Glaser) from entering the Farmgate Neighborhood.

3. Quality of homes:

- Concerns:

- Homes being built are not of the same quality/standard of surrounding homes in the Farmgate neighborhood.
- Surrounding homes in the Farmgate neighborhood are primarily brick and do not share a common wall.
- Reducing the quality of homes in the development will negatively impact surrounding property values in the Farmgate neighborhood.

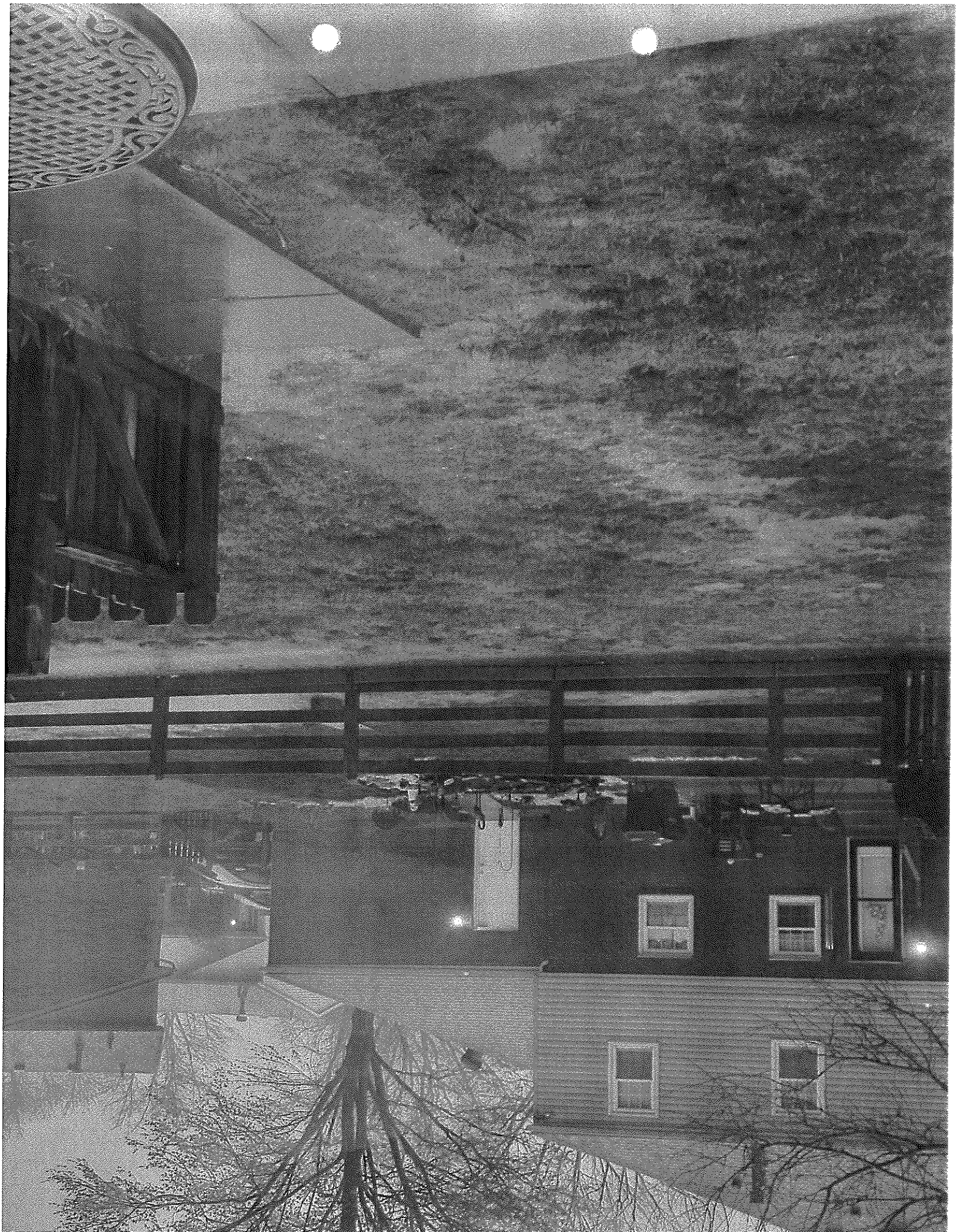
- Recommendations:

- Build primarily brick homes in the development to maintain surrounding property values in the Farmgate neighborhood.
- Build single family homes that do not share a common wall in the development to maintain surrounding property values in the Farmgate neighborhood.

Thank you for your consideration of our concerns regarding this development/zoning change. If you have any questions, please contact me at (502) 249-0576.

Cindy and Gilly Simpson
7302 Deep Well Court
Louisville, KY 40291







Luckett, Jay

From: Brenda Banks <blbanksrn@gmail.com>
Sent: Wednesday, April 19, 2023 7:49 PM
To: Luckett, Jay
Subject: Fwd: 23-zonepa-0024

Follow Up Flag: Follow up
Flag Status: Flagged

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I also need to mention that a nearby property already has a sinkhole. Future development needs to be cautious when blasting and other construction activities.

>> Thank you
>> Sent from my iPhone

Luckett, Jay

From: Brenda Banks <blbanksrn@gmail.com>
Sent: Wednesday, April 19, 2023 9:59 PM
To: Luckett, Jay
Subject: Fwd: 23-zonepa-0024

Follow Up Flag: Follow up
Flag Status: Flagged

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Consideration must be given to sewage problems in the area. Within the last few years there have been several sewage backups on the residents of Farmgate. Additional homes in the area may enhance the situation of an overworked and aged sewer system that does not work effectively already.

>> Thank you
>> Sent from my iPhone

Luckett, Jay

From: Brenda Banks <blbanksrn@gmail.com>
Sent: Wednesday, April 12, 2023 4:35 PM
To: Luckett, Jay
Subject: 23-zonepa-0024

Follow Up Flag: Follow up
Flag Status: Flagged

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All the neighbors are concerned that construction traffic will access the site using old boundary and not Glaser road

Commitments may be made by mgmt but not kept by the actual workers due to the problems the drivers will have on Glaser road

The ditches on each side of glaser road make the driving hazardous although the road is 18 foot wide. Drivers will recognize this and will understandably want to use a road with less perils

This was a problem experienced by residents of Fern View Drive when Farmgate Meadows subdivision and the houses on Timberline Drive was built. It is understandable that construction equipment needs adequate and safe access but not to the detriment of the existing neighbors

Thank you

Sent from my iPhone

Luckett, Jay

From: Brenda Banks <blbanksrn@gmail.com>
Sent: Tuesday, April 11, 2023 8:14 PM
To: Luckett, Jay
Subject: 23-Zoe pay-0024

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A zoning change is inappropriate for this development. It is sitting in the midst of R4 zoning and will adversely affect home values of the neighboring area. The area would allow for 35 homes in R4 zoning that would be appropriate for the area, home values would actually increase, thereby creating an improved tax base to provide services to the community. Additionally, these homes would allow for families in "starter" homes to move up and create starter homes available for sale.

Thank you for your time.

Sent from my iPhone

Luckett, Jay

From: Lauren Ruedel <ldrued24@gmail.com>
Sent: Saturday, April 8, 2023 7:14 PM
To: Luckett, Jay
Subject: Re: changes for 23-zoneepa-oo24

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

Hey Jay,

I just want to reinforce the water issues again as we have had to report issues to msd recently.

We had to have drexler come out for work and when told to contact msd they warned us how MSD would respond and shared that MSD and the creek flow backup in farmgate area is known for having major issues and one being of sewage leaking into the creek way ... (do they share that with the residents, I doubt it... but I now know and was very upset).

I know the families impacted from water backup and standing alone. When I asked a bit about if due to recent buildup in area and infrastructure issues are what they pointed to. Please bear this in mind for this and other ideas in future.

Louisville is trying to grow too fast and not keeping up with needs addressing core issues first. Try not to think of that 2030/2040 buildup plan but caring for current residents.

Thanks again for your time.

Lauren R

Although my computer is password protected, my emails are not encrypted. Therefore, I cannot guarantee confidentiality of email communication. If you choose to communicate confidential information with me via email, I will assume that you have made an informed decision and view it as your agreement to take resulting risks. This communication, including any attachments, contains information that may be confidential or privileged and is intended solely for the entity named. See HIPPA Act of 1996, 45 CFR and other federal regulations governing confidentiality of alcohol and drug abuse patient records, 43 CFR Part 2. If you are not the intended recipient, you must delete this message and are hereby notified that any disclosure, copying or distribution of this message is strictly prohibited and punishable by law.

On Thu, Mar 30, 2023, 5:14 PM Lauren Ruedel <ldrued24@gmail.com> wrote:

Hi there Mr. Luckett,

My name is Lauren Ruedel. I am the one who created this petition for the neighborhood and others in the highview area. I know you should have received an email from a fellow member with a copy already of just the petition. I want to include my letter I had sent out originally when beginning this process. I also know that many have been expressing their concerns to you, or at least am hoping they have.

I have resided in highview for 30 years, with family also residing for 35+. This area has maintained being a nice area considering the damage Louisville has done in recent years.

To maintain a safe and good family environment I would like you to take multiple things into consideration that are mentioned in this petition. The land is the last piece of farm land for this area, and has been enjoyed by families who knew the previous owner of the land. We see rare wildlife of birds that will use the trees during migration and seasonal changes, they are also home to species of birds like cardinals, hawks, some rare woodpeckers and more. It offers heat absorption with greenery to the area; and also has been deemed wetland in its past. This land also helps in absorption of water when our waterways have been over running. The MSD issues in the area have worsened as well

the past 5 years with issues in basements and flooding in yards. Stand still water along in our yard we had to have downspouts placed due to impacting the foundation of homes.

Safety, we would like you to find a different way to have a 2nd exit. Do not connect to the area that would increase safety issues and problems with traffic and flow/speeding. Please consider making a loop circle to leave their area if built. Our area already gets increased speeding and traffic. We do not have sidewalks and have a lot of families that walk, children that play and school buses coming throughout the day. We also deal with a lot more traffic noise and more from the recent buildup in the highview area. With the recent building up in highview the noise has increased, safety has decreased and traffic is horrible at all lights. The traffic alone is something to bear in mind during this.

So again, please bear in mind the impacts of safety, nature, water issues, traffic and more.

I know we wish this could be just like 2 - 3 homes but "money speaks" as everyone keeps saying. Please keep this area in mind and the surrounding lifelong residents Highview has and could possibly lose in the process of these constructions.

Attached are the documents.

I appreciate your time.

Have a blessed day.

Sincerely,

Lauren Ruedel

Luckett, Jay

From: Lauren Ruedel <ldrued24@gmail.com>
Sent: Thursday, March 30, 2023 5:14 PM
To: Luckett, Jay
Subject: changes for 23-zoneepa-oo24
Attachments: Cover letter against 23-ZONEPA-0024.pdf; Petition against 23-ZONEPA-0024.pdf

Follow Up Flag: Follow up
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Attached are the documents.

I appreciate your time.

Have a blessed day.

Sincerely,

Lauren Ruedel

February 26, 2023

Dear Council,

I am writing to express mine and others strong opposition to 23-ZONEPA-0024, the proposed rezoning at Glaser Lane. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents of the Farmgate Neighborhood and nearby neighborhoods are opposed to the addition of multi-family housing that will cause traffic and safety problems, destroy local wildlife habitat and green space, increase water drainage and backup issues, but also potentially lower the property values of the existing community.

Traffic, noise and safety of area are major concerns. Traffic jams around the Beulah Church Road, Fegenbush Lane and Glaser are already impacted by routinely blocked and constant traffic. Adding this would make the traffic worse in the area. Especially in connecting to Farmgate via Old Boundary Rd, which is a HOA residential neighborhood and does not need added traffic that then risks safety of pedestrians in this neighborhood and more. The traffic and noise will surge, especially during morning and evening rush hours and negatively impact safety of others. In general, the area traffic is continuing to increase, and heavy traffic is already common at times, which may not have been anticipated during the rezoning idea/proposal.

Wildlife has been observed in the area, and any development will destroy their habitat. The development would destroy the green space and mature trees that allow the green canopy this area needs. Any planned development of the property should consider the continuing impact to local wildlife habitat and environmental stressors.

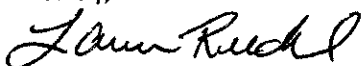
Water in the area has limited places to go, the area already deals with a lot of issues of standing and backing up water in the homes and MSD is called often. In the past when the land you seek to rezone was deemed not best for new homes due to water issues. With the recent building up of the area this has only worsened this issue and should be a major fact to consider.

Property values are likely to go down in the area if multi-family duplex or condominiums are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed that only specific few notices were mailed to connecting lots and not delivered to whole neighborhood and surrounding neighbors.

I urge you to disapprove the proposal for rezoning, and I know my opinions are shared by many who may not be able to attend the meeting. Once rezoned, a developer can change the original concept within approved zoning. Single family homes fits within this community. I will have petition at the meeting of those in support of opposition in case they will not be able to attend and allow voices to be heard.

Thanks you for your continued service and support of our communities.

Sincerely,


Lauren Ruedel

We the undersigned

- Farmgate neighborhood and surrounding neighbors

Are in opposition to 23-ZONEPA-0024, the proposed rezoning on Glaser Lane.

If this rezoning is allowed it would be detrimentally impacting:

1. Single-family Neighborhoods and community character
 2. Property values decreasing
 3. Traffic and safety in the area and community
 4. Destruction of green space and wildlife habitat that allows a green canopy and space for environmental needs
 5. Worsening water flow and backups in the area
- This type of redevelopment of multi family dwellings does not fit into single family neighborhoods
 - Once property is rezoned, the developer can ~~can~~^{if} change their original concept if approved rezoning

There have been too many high density housing units being built in the Highview area and negatively impacting the community and structure. We want to preserve the area and maintain a single family home area that fits the community.

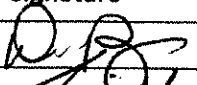
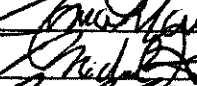
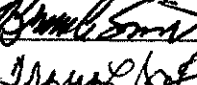
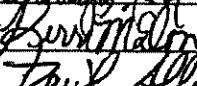
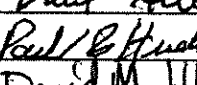
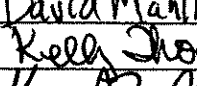
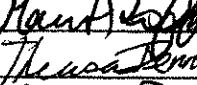
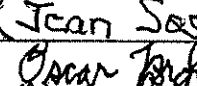

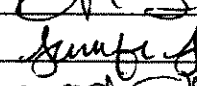
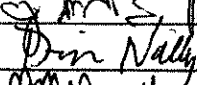
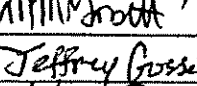

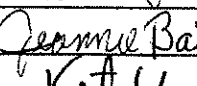
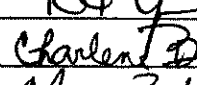
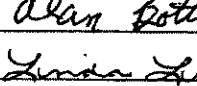
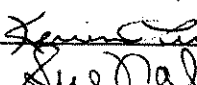
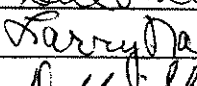
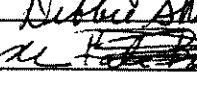
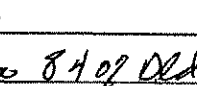



Please do not rezone this area.

We sign this petition because we care about our community and feel this would negatively and permanently impact the immediate and surrounding Highview area.

	Name	Signature	Address	Email
1.	Lauren Ruedel	Lauren Ruedel	7413 Fieldstone Way	
2.	Lynn FRAZIER	Lynn Frazier	7503 Stone Brook Dr	
3.	JANE FRAZIER	Jane Frazier	7503 Stone Brook Dr	
4.	Ron Pannell	Ron Pannell	7501 Stone Brook Dr	
5.	Barbara Ruedel	Barbara Ruedel	7413 Fieldstone Way	
6.	JANET GLASSNER	Janet Glassner	8115 HUNTSMAN TR	
7.	DENIS GLASSNER	Denis Glassner	8115 HUNTSMAN TR	
8.	VIC DEEK	Vic Deek	5017 Schindler Way	
9.	RICK CLAVEY	Rick Clavey	7203 Fieldstone Way	
10.	Mary Lavey	Mary Lavey	7203 Fieldstone Way	
11.	MARY TAYLOR	Mary Taylor	7412 Fieldstone Way	
12.	Ann Glass	Ann Glass	8106 Rosswood Ct.	
13.	Jim Glass	Jim Glass	8106 Rosswood Ct.	
14.	Tracy Mathews	Tracy Mathews	7507 Farm House Lane	
15.	Lashay Fields	Lashay Fields	8013 Harwood Ct.	
16.	BRANDON CLAY	Brandon Clay	7304 Fieldstone Way	

	Name	Signature	Address	Email
17	Kristina Engler	Kristina Engler	7505 Saddle Horse Way	riengler@twc.com
18	Michael Tschopp	Michael Tschopp	8015 Huntsman Trl	mdtschoepe@hotmail.com
19	Donna Tschopp	Donna Tschopp	8015 Huntsman Trl	mdtschoepe@hotmail.com
20	Keri Spradling	Keri Spradling	7309 Fieldstone Way	mayrkgirl@att.com
21	Mary Anne Mathews	Mary Anne Mathews	7507 Farmhouse Ln	austinmathews@yahoo.com
22	Angie Brady	Angie Brady	8106 Huntsman Trail	ambradskid@yahoo.com
23	Angie Brady	Angie Brady	8106 Huntsman Trail	ambradskid@yahoo.com
24	Michael Peek	Michael Peek	8104 Huntsman Trail	Mpeek8208@hotmail.com
25	Michelle Peek	Michelle Peek	8104 Huntsman Trail	mpeck4@hotmail.com
26	Marsha Bruckman	Marsha Bruckman	8105 Russwood Ct	marsha.bruckman@yahoo.com
27	Glenn Craig	Glenn Craig	8102 Huntsman	badges90@twc.com
28	Anne Ray	Anne Ray	8314 Huntsman	annesray70@gmail.com
29	Linda Lee	Linda Lee	8108 Huntsman Trail	linda.lee@att.net
30	Carol Kelley	Carol Kelley	8105 Russwood Ct	carolkelly@yahoo.com
31	Wayne Stille	Wayne Stille	7315 Fieldstone	wnkeller@att.net
32	ANTHONY SPAGNOLA	Anthony Spagnola	8109 HUNTSMAN TRAIL	awspagnola@gmail.com
33	JAMES WEAVER	James Weaver	8324 Huntsman Trail	jameshuntsman@yahoo.com
34	Julia Weaver	Julia Weaver	8324 Huntsman Trail	juliaweaver1967@gmail.com
35	Natalie Buckley	Natalie Buckley	8325 Huntsman Trail	nataliebuckley24@hotmail.com
36	Troy Lee	Troy Lee	8108 Huntsman Trail	troystevenlee@att.net
37	Josh Elliott	Josh Elliott	7408 Fieldstone Way	elliottacmy25@hotmail.com
38	Rachel Elliott	Rachel Elliott	7408 Fieldstone Way	rayes454@yahoo.com
39	Josh Hartlage	Josh Hartlage	8004 Harrodwood Ct.	joshua.hartlage@eku.edu
40	Cheryl D Toole	Cheryl D Toole	8305 Huntsman Trail	cheryl1963@gmail.com
41	Cheryl D Toole	Cheryl D Toole	8304 Old Brandy Rd	cheryl1963@gmail.com
42	Willie Ann Woodard	Willie Ann Woodard	7307 Fieldstone Way	WAWJR54@MSN.COM
43	Rita Y. Woods	Rita Y. Woods	7307 Fieldstone Way	ryw64@msn.com
44	Cindy Simpson	Cindy Simpson	7302 Deepwell Ct	Cindysimpson13@gmail.com
45	Gilly Simpson	Gilly Simpson	7302 Deepwell Ct	gillysmpson32@gmail.com
46	Amy Smith	Amy Smith	8108 Russwood Ct	armymariesmith76@gmail.com
47	ROBERT A. WILLINGER	Robert A. Willinger	8305 HUNTSMAN TRAIL	
48	William G Kide	William G Kide	8001 Harrodwood Ct	
49	Dennis Morton	Dennis Morton	7515 Stone Brook Dr	djimmorton@gmail.com
50	Marki Hartlage	Marki Hartlage	8004 Harrodwood Ct.	marki.hartlage@gmail.com

	Name	Signature	Address	Email
51	James Simrall	James Simrall	8205 Farwood	jssimrall@aol.com
52	Patricia Simrall	Patricia Simrall	8203 Farwood Way	psimrall@aol.com
53	Anne Milligan	Anne Milligan	8009 Schaefering	annemilligan@aol.com
54	Cindy Pottey	Cindy Pottey	8309 Huntsman	cindy.pottey@icloud.com
55	Dale E. James	Dale E. James	7406 Singletree Ln	jamesmaryange@aol.net
56	Mary Ann James	Mary Ann James	" "	
57	Rebecca S. Houston	Rebecca S. Houston	7410 Fieldstone Way	
58	Joy Brangers	Joy Brangers	8007 Harrod Wood Ct.	
59	PAUL O'Bryan	Paul O'Bryan	8000 Huntsman Trail	paobry68@gmail.com
60	EMILY SPAGNOLA	Emily Spagnola	8109 HUNSMAN TRAIL	emspagnola@gmail.com
61	Jeff Dennis Jr.	Jeff Dennis Jr.	7413 Fieldstone Way	
62	Chadwick Penick	Chadwick Penick	8205 Huntsman Trail	
63	PAUL PENICK	Paul Penick	2305 FIELDSTONE	penickpa001@att.net
64	Charles Brockman	Charles Brockman	7309 Fieldstone Way	
65	Susan Johnston	Susan Johnston	7312 Fieldstone Way	brucesusanjohnston@yahoo.com
66	Lindsay Johnston	Lindsay Johnston	8006 Harrodwood	
67	Michelle Cummins	Michelle Cummins	8029 Lerma Dr.	welchmichelle85@gmail.com
68	Shirley Cummins	Shirley Cummins	8012 Schaefering Dr.	
69	Leon Lewis	Leon Lewis	8104 LEONARDIL	LEON.Lewis1959@gmail.com
70	Robert Reynolds	Robert Reynolds	8019 Huntsman Trail	
71	MARY STEWART	Mary Stewart	8307 Glaser Ln.	
72	Carol Stewart	Carol Stewart	8307 Glaser Ln.	
73	Jennifer Sears	Jennifer Sears	8201 Huntsman Ln	jorr001@gmail.com
74	Rhonda Mille	Rhonda Miller	8007 Harrodwood St.	
75	Andria Reynolds	Andria Reynolds	8019 Huntsman Trl	
76	JILL BYRD	Jill Byrd	7510 Stone Brook Dr.	byrdhouse9875@gmail.com
77	Brian Byrd	Brian Byrd	7510 Stone Brook Dr.	
78	Stephen Brown	Stephen Brown	8009 Schaefering Dr.	hellstetter@bellsouth.net
79	Twila Carby	Twila Carby	7503 Saddle Horse Way	mccarby5@gmail.com
80	Bobby Carby	Bobby Carby	7503 SADDLE HORSE WAY	BCARB@GMAIL.COM
81	Scott Newlen	Scott Newlen	8510 GLASER LN	COUNTRYDANCE101@YAHOO.COM
82	Mary Sue Carter	Mary Sue Carter	7309 Fox Hollow Way	mcmariesue@aol.com
83	Jim Geiger	Jim Geiger	8001 HUNSMAN	
84	SUSAN MANLEY	Susan Manley	8531 GLASER LN	502 269 1911

	Name	Signature	Address	Email
85	Dore Ray		8207 Boulder Rd	DRay4907@gmail.com
86	Anne Moken		8513 Glaser Ln	Jansidea@aol.com
87	Michael Grogan		8202 Foxwood Way	
88	Bruce Smith		8002 Huntsman Trl	
89	Tracy Smith		8002 Huntsman Trail	
90	Kerr McDonald		8205 Huntsman Trl	kerriamc@gmail.com
91	David Albritton		8302 Calin Rd	
92	Paul Haggstrom		8010 Huntsman Trail	
93	David Mahlbacher		8008 Huntsman Trl	dmahlbacher@aol.com
94	Kelly Thoma		91004 Thoma Ave	kthoma86630@icloud
95	Marie Falke		8408 Cabin Hill Rd	majefalke@yahoo.com
96	Theresa Dennis		7938 Stowell St Lowell, CO 80501	
97	Jean Sossin		8003 Huntsman Trl	jean.sossin@bellsouth.net
98	Oscar Bohrer		8011 HUNTSMAN	ojack11@YAHOO.COM
99	Gabrielle Saunders		7503 Farmhouse LN	
100	Ramonda Saunders		7503 Farmhouse Ln	ramonda5163@gmail.com
101	Jennifer Johnson		8303 Huntsman Trl	JLucky0800@aol.com
102	Janice Miller-Smith		8308 Huntsman Trail	
103	Doris Nally		8315 Huntsman Trl	
104	Melanie Gosssett		8312 Huntsman Trl	gosssettmelanie@gmail.com
105	Jeffrey Gosse		8312 Huntsman Trail	jgosse32@aol.com
106	Karen Ramirez		8327 Huntsman Trl	kpriz@yahoo.com
107	Edwin Ramirez		8327 Huntsman Trl	
108	Jeanne Baird		8321 Huntsman	
109	Kent Young		8301 Old Boundary	
110	Charlene Bottom		8305 Old Boundary Rd.	lynnbotz@gmail.com
111	Alan Bottom		8305 Old Boundary Rd.	
112	Linda Lush		7300 Deep Well Ct.	Linda.lush@twc.com
113	Kevin Lush		7300 Deep Well Ct	kevin11ush@aol.com
114	Sue Nally		7301 Deepwell Ct	
115	Barry Nally		7301 Deepwell Ct	
116	Debbie Shuck		7412 Spring House Ln.	
117	Patricia Shuck		8407 Old Boundary	
118	Paul Shuck			
119	Paul Shuck		8407 Old Boundary	

	Name	Signature	Address	Email
120	Jena Booker	Jena L. Booker	40291 7507 Stone	jena.booker@twc.com
121	Paul E. Bookery	Paul E. Bookery	Brook Dr. Louky	pebookery@gmail.com
122	Raquel Love	Raquel Love	7509 Stone Brook Dr.	Raquel@Raquellave.com
123	Kirsten Ridge	Kirsten Ridge	7504 Farmhouse Ln	Kirsten.wells@gmail.com
124	Scott Ridge	Scott Ridge	7504 Farmhouse Ln	Saridg01@yahoo.com
125	Jeff Wilborn	Jeff Wilborn	8302 Huntsman Trail	jfwil@juno.com
126	Barbara Wilborn	Barbara Wilborn	8302 Huntsman Trail	jfwil@juno.com
127	Christy Krages	Christy Krages	8309 Cabin Hill	ckr8309@gmail.com
128	Katie Yawn	Katie Yawn	8304 Huntsman	cmkatie113@aol.com
129	Jeff Yawn	Jeff Yawn	" "	JBYAWN64@gmail.com
130	Lea Parker	Lea Parker	7403 Singletree Ln	parkerlea@gmail.com
131	Donalie Brohm	Donalie Brohm	8011 Huntsman	donalie1112@gmail.com
132	Cynthia Allar	Cynthia Allar	8302 Old Boundary	cynthiaallar@att.net
133	Frances M. Nickson	Frances M. Nickson	8302 Old Boundary	frnick311@aol.com
134	Mary Garrett	Mary Garrett	9302 Deep Well Ct	251-2130
135	Vicki Daniel	Vicki Daniel	9405 Springhouse	VSD5119@yahoo.com
136	David McClure	David N. McClure	7407 Spring House Ln	BlackBears@gmail.com
137	Sheryl McClure	Sheryl McClure	7407 Spring House Ln	pinkShore@gmail.com
138	Scott Ware	Scott Ware	7409 Springhouse	ScottAWare@aol.com
139	Teresa Ware	Teresa Ware	7409 Springhouse	
140	Janeen Givens	Janeen Givens	7411 Spring House	sadedolcse1969@gmail.com
141	Eric Smith	Eric Smith	7413 Spring House	18122@att.net
142	Bernadette Smith	Bernadette Smith	7413 Spring House	bernsmith1@hotmail.com
143	Ronald Smith	Ronald Smith	7405 Spring 1507 915 9690	hasht
144	Diane Dick	Diane Dick	8411 Old Boundary	
145	Carl Dick	Carl Dick	8411 Old Boundary	
146	Mary	Mary	8504 Old Boundary Rd.	
147	Theresa Porter	Theresa Porter	" "	
148	Kristy Justin	Kristy Justin	83 Cabin Hill	Kristyjustin@gmail.com
149	Brandon Justin	Brandon Justin	Cabin Hill Rd	bjustin323@gmail.com
150	Randeei Gurn Groves	Randeei Gurn Groves	8412 Cabin Hill Rd	ggurn2007@bellsouth.net
151	Russell Trague	Russell Trague	8401 Cabin Hill	Russell.Trague@twc.com
152	Emily Betts	Emily Betts	8317 Cabin Hill	emily-betts@icloud.com

[illegible]

Luckett, Jay

From: Williams, Julia
Sent: Wednesday, February 22, 2023 10:09 PM
To: Luckett, Jay
Subject: Fwd: proposed property change on glaser rd

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPad

Begin forwarded message:

From: Lauren Ruedel <ldrued24@gmail.com>
Date: February 22, 2023 at 7:02:01 PM EST
To: nrp@bardlaw.net
Cc: "Williams, Julia" <Julia.Williams@louisvilleky.gov>, craig@mayerrealtors.com
Subject: proposed property change on glaser rd

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

I really want to start this off sounding nice, but I am really frustrated with the letter we just received and information it contained. Did you all even consider the surrounding areas and impacts?

The Farmgate HOA subdivision is based on farmland. I am more boggled that you continue to try and build on every little piece of land you can in such a built up area. This idea is so selfish and money based. Have you considered the impact this would have noise wise on the surrounding neighborhoods along with traffic where it is already really heavy and traffic is not good. This area used to be really nice but you continue to try and build it up and it is causing it to go down more than help it. Rethink the rezoning and possibly you consider maybe just making it 1,2 or maybe 3 small homes instead of a large group this way it would allow it to be more peaceful? I have lived here for 30 years and have seen the impact of the recent building up on the land around this area. We need the land to help allow absorbed noise, habitat for the animals and of course overall appeal and appearance for the area. These duplexes or apartments you plan will regress the area further. Please rethink for the better of the area. I am still boggled at trying to fit so much into that small land that used to be wonderful farm land we have known and loved. Yes I know things change, but really and sincerely think about the deeper impacts than just you earning another dollar. I cannot stand the noise and traffic that's occurred in the past 2 years. I couldn't imagine seeing those from my own neighborhood. Please think about it. I plan to attend the meeting and thing many others will too.

Thanks for your time and consideration.

Sincerely
Lauren R

Luckett, Jay

From: Williams, Julia
Sent: Wednesday, March 1, 2023 4:53 PM
To: Luckett, Jay
Subject: Fwd: Glaser Lane

Follow Up Flag: Follow up
Flag Status: Flagged

Please let them know that their letter will be made part of the record for the case. Forward to applicant.

Sent from my iPad

Begin forwarded message:

From: scott new <countrydance101@yahoo.com>
Date: March 1, 2023 at 4:46:47 PM EST
To: "Williams, Julia" <Julia.Williams@louisvilleky.gov>
Subject: Glaser Lane

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Hi. I live on Glaser Lane....8510.....are you crazy? Our street is too narrow as it it for more traffic. Have you been on our street? See how many people have to put metal guards near their mailboxes because they get hit by vehicles. The road cannot be widened because of MSD so I been told. I have lived here 26 yrs. It worse. At the stop sign at Beulah Church very hard to get out, now there is more houses there! Would appreciate a reply. Thanks!

February 26, 2023

Dear Council,

I am writing to express mine and others strong opposition to 23-ZONEPA-0024, the proposed rezoning at Glaser Lane. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents of the Farmgate Neighborhood and nearby neighborhoods are opposed to the addition of multi-family housing that will cause traffic and safety problems, destroy local wildlife habitat and green space, increase water drainage and backup issues, but also potentially lower the property values of the existing community.

Traffic, noise and safety of area are major concerns. Traffic jams around the Beulah Church Road, Fegenbush Lane and Glaser are already impacted by routinely blocked and constant traffic. Adding this would make the traffic worse in the area. Especially in connecting to Farmgate via Old Boundary Rd, which is a HOA residential neighborhood and does not need added traffic that then risks safety of pedestrians in this neighborhood and more. The traffic and noise will surge, especially during morning and evening rush hours and negatively impact safety of others. In general, the area traffic is continuing to increase, and heavy traffic is already common at times, which may not have been anticipated during the rezoning idea/proposal.

Wildlife has been observed in the area, and any development will destroy their habitat. The development would destroy the green space and mature trees that allow the green canopy this area needs. Any planned development of the property should consider the continuing impact to local wildlife habitat and environmental stressors.

Water in the area has limited places to go, the area already deals with a lot of issues of standing and backing up water in the homes and MSD is called often. In the past when the land you seek to rezone was deemed not best for new homes due to water issues. With the recent building up of the area this has only worsened this issue and should be a major fact to consider.

Property values are likely to go down in the area if multi-family duplex or condominiums are built. Multi-family dwellings are inconsistent with the neighborhoods developed in the area. I was disappointed that only specific few notices were mailed to connecting lots and not delivered to whole neighborhood and surrounding neighbors.

I urge you to disapprove the proposal for rezoning, and I know my opinions are shared by many who may not be able to attend the meeting. Once rezoned, a developer can change the original concept within approved zoning. Single family homes fits within this community.

I will have petition at the meeting of those in support of opposition in case they will not be able to attend and allow voices to be heard.

Thanks you for your continued service and support of our communities.

Sincerely,

Lauren Ruedel

Luckett, Jay

From: scott new <countrydance101@yahoo.com>
Sent: Thursday, March 2, 2023 9:52 AM
To: Luckett, Jay
Subject: Re: 23-ZONEPA-0024

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Thank you for the response. One way to address our narrow road is to post 2 signs....at each end of Glaser.....that says....."Caution narrow road".....this would help some.....or speed bumps somewhere in the middle?.....there was a yellow sign put up on the curve that shows arrow "15mph"....but of course some people ignore it.....

On Thursday, March 2, 2023, 08:41:46 AM EST, Luckett, Jay <jay.luckett@louisvilleky.gov> wrote:

Scott,

Thank you for taking the time to express your concerns regarding this proposal. I will add your letter to the record and forward your message to the applicant. Please feel free to contact me with further questions and concerns regarding this proposal.

Regards,

Jay Luckett, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

502-574-5159

Sign up to receive email notification of development proposals in your Metro Council District

<https://louisvilleky.gov/government/planning-design>



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD



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Luckett, Jay

From: Williams, Julia
Sent: Thursday, March 2, 2023 2:09 PM
To: Luckett, Jay
Subject: FW: Glaser lane changes

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

From: janice <jansidea@aol.com>
Sent: Thursday, March 2, 2023 1:02 PM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: Glaser lane changes

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

Ms Williams

It is apparent that whosoever owned the properties that planned housing will be built, could not pass up the amount of money they were offered.

It is a travesty that developers continue to take the land, trees and beautiful country looking atmosphere and turn it into more housing, more housing, more housing.

Do you know what a joy it is to drive down my street and see the cows there.

It will cause already major road deterioration, traffic jams and take away the country setting.

Housing is going up everywhere you see trees. They took away the trees at Hurtbourne lane and Watterson Trail for housing. What the heck.

And then they make these places soo unaffordable, that is why we see so many homeless people around, well maybe not the whole reason.

What we humans need to start doing is limiting how many children and humans are being recreated. Statistically speaking, for every human that dies, two are being born.

I say no, no, o!!!!

Janice

April 24, 2023

To Jay Lockett and Whom It May Concern:

I am sending this signed letter due to my concerns regarding 23-ZONEPA-0024, and the proposed rezoning on Glaser Lane. I want the Louisville Metro Planning Committee, Metro Sewer Department, Metro Police, the Department of Public Works, and other necessary government agencies who oversee housing developments to address these safety issues.

Here are my concerns:

1. The threat to human life due to increased traffic. The surrounding residential roads do not have sidewalks, or bike lanes, and are already suffering from gridlock because of over-development in the area. Morning and evening peak traffic backs up on Glaser Lane until there are 15 to 20 cars waiting to turn onto South Waterson Trail or Beulah Church Road. There have already been a number of accidents at the proposed entrance for the subdivision because of the narrow street and overcrowding. There has been a dangerous increase in the number of cars that use the Farm Gate neighborhood streets (Old Boundary Road, Cabin Hill Road, Huntsman Trail, and Stonebrook Drive) as a cut-through to escape the congestion on South Waterson Trail, Beulah Church Road, Glaser, and Fegenbush Lane. The current rush-hour traffic on Southbound South Waterson Trail will sit through 3-5 traffic light cycles at the Fegenbush Lane Intersection. The same congestion and 3-5 traffic light-waiting cycle is present on Eastbound Fegenbush Lane at South Waterson Trail and Beulah Church Road.
2. The proposed subdivision is desperately in need of an additional entrance/exit onto Glaser Road, along with acceleration and deceleration lanes. The proposed connection to Old Boundary Road is ill-advised and poorly conceived. The neighborhood has an active population of children and adults who use the streets for exercise and activities since there are no sidewalks. Connecting to Old Boundary Way will pose a safety hazard to the current residents and have an overwhelmingly adverse effect on the quality of life currently enjoyed in the neighborhood.
3. The proposed homes are one-half the size of the average home in the Farm Gate neighborhood, posing a serious attack on the property values of the existing homeowners. The houses in the Farm Gate neighborhood are brick and most of them have basements. The proposed houses have a token strip of cheap brick veneer, and are a slab construction without basements. The houses in the new development should be all brick and match the quality and square footage of houses abutting the site.
4. I am opposed to any zoning change. The proposed housing development is focused on building small houses on small lots that are incongruent with the existing neighborhood. The property is currently zoned R-4. A zoning change to R-3 would be more in keeping with the rural feel of the neighborhood.
5. The existing sewage and drainage infrastructure is already overloaded. Recent overdevelopment in the area has cause sewer backups and flooded the basements of existing homes in the Farm Gate subdivision. Adding additional homes to an already overloaded system poses a serious health threat, and is an undue burden on the current homeowners.
6. Storm flooding poses a threat to the existing houses and the proposed development has devoted insufficient open space and catchment basin area to address the additional impermeable surface area currently proposed.


7. A HOA for the proposed development must be established and mandatory for homeowners, along with a non-rental clause. We are experiencing additional neighborhood crime due to the influx of apartments and rental properties. Current staffing challenges at LMPD, combined with a dramatic increase in population, is a threat to public safety.
8. There is insufficient detail and not enough attention being paid to provide privacy barriers between the existing houses and the proposed development. The current plans are vague about addressing these concerns. Further study is needed to determine fencing needs and tree placement, along with additional shrubbery, and native plants.
9. The existing green space is a wetland that drains into Little Cedar Creek and is a critical piece of open space that mitigates the damage due to flooding. The proposed development does not allow for enough open space and will create additional drainage problems in an area that is already prone to flooding.
10. All further planning meetings need to be held at a local site in the evening, so that concerned citizens and those directly impacted by the proposed development can attend. Scheduling meetings downtown during working hours is an undue burden on the citizenry and is an act of bad faith.

I sign this letter in support and care of my community and feel if these points are not addressed this would negatively and permanently impact the immediate and surrounding Highview area.

Sincerely,



Signature



Date

April 24, 2023

To Jay Lockett and Whom It May Concern:

I am sending this signed letter due to my concerns regarding 23-ZONEPA-0024, and the proposed rezoning on Glaser Lane. I want the Louisville Metro Planning Committee, Metro Sewer Department, Metro Police, the Department of Public Works, and other necessary government agencies who oversee housing developments to address these safety issues.

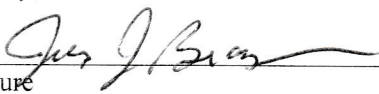
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I sign this letter in support and care of my community and feel if these points are not addressed this would negatively and permanently impact the immediate and surrounding Highview area.

Sincerely,


Signature

5-4-2023
Date

April 24, 2023

To Jay Lockett and Whom It May Concern:

I am sending this signed letter due to my concerns regarding 23-ZONEPA-0024, and the proposed rezoning on Glaser Lane. I want the Louisville Metro Planning Committee, Metro Sewer Department, Metro Police, the Department of Public Works, and other necessary government agencies who oversee housing developments to address these safety issues.


Here are my concerns:

1. The threat to human life due to increased traffic. The surrounding residential roads do not have sidewalks, or bike lanes, and are already suffering from gridlock because of over-development in the area. Morning and evening peak traffic backs up on Glaser Lane until there are 15 to 20 cars waiting to turn onto South Waterson Trail or Beulah Church Road. There have already been a number of accidents at the proposed entrance for the subdivision because of the narrow street and overcrowding. There has been a dangerous increase in the number of cars that use the Farm Gate neighborhood streets (Old Boundary Road, Cabin Hill Road, Huntsman Trail, and Stonebrook Drive) as a cut-through to escape the congestion on South Waterson Trail, Beulah Church Road, Glaser, and Fegenbush Lane. The current rush-hour traffic on Southbound South Waterson Trail will sit through 3-5 traffic light cycles at the Fegenbush Lane Intersection. The same congestion and 3-5 traffic light-waiting cycle is present on Eastbound Fegenbush Lane at South Waterson Trail and Beulah Church Road.
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4. I am opposed to any zoning change. The proposed housing development is focused on building small houses on small lots that are incongruent with the existing neighborhood. The property is currently zoned R-4. A zoning change to R-3 would be more in keeping with the rural feel of the neighborhood.
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5/4/23
Date

April 24, 2023

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4-30-23

April 24, 2023

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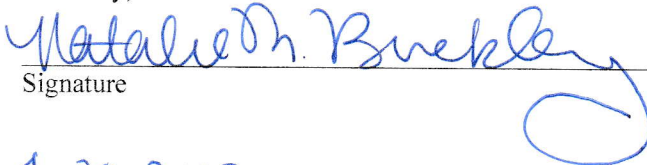
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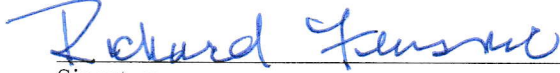
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A handwritten signature in black ink, appearing to be 'A. J. [unclear]', written over a horizontal line.

Signature

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Date

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Donna Brohm
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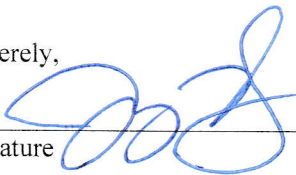
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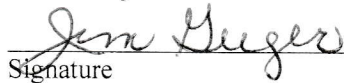
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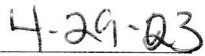
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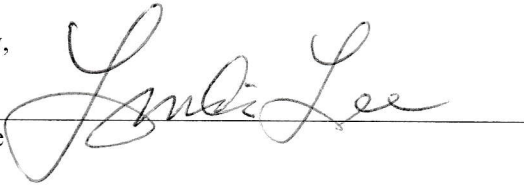
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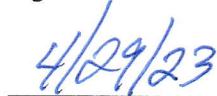
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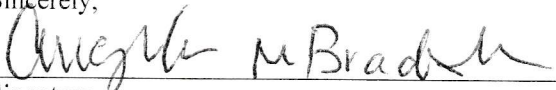
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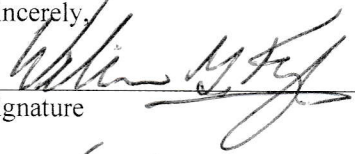
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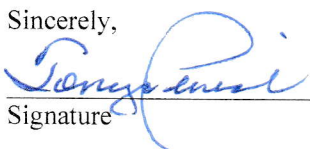
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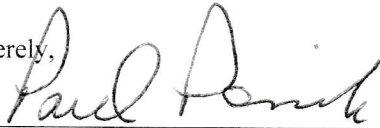
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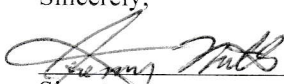
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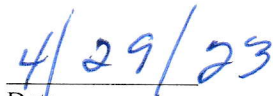
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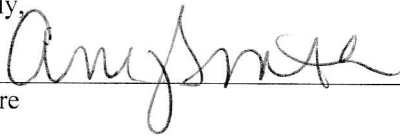
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Signature



Date

4.29.23

April 24, 2023

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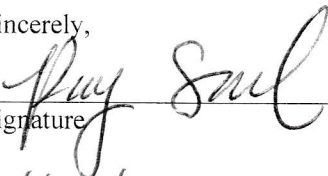
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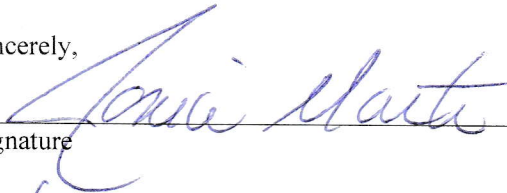
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Sincerely,

 8572 Glasea Ln
Signature 40291

4-30-23
Date

502-767-4489

April 24, 2023

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May A. Lavey

4/29/2023

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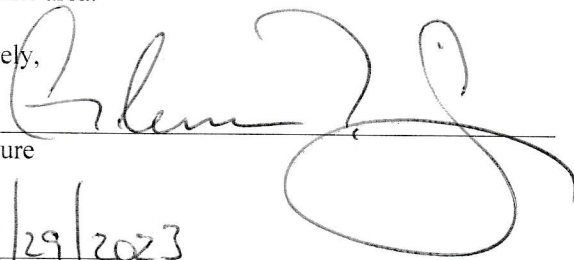
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Joseph K Owens
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4-29-
Date

DRAINAGE Problem back for 30 YRS

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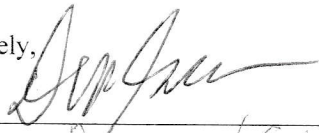
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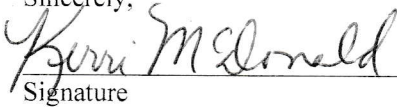
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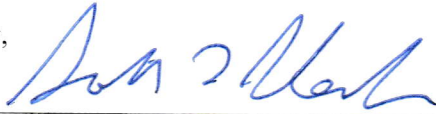
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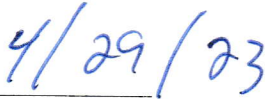
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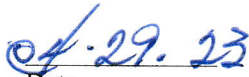
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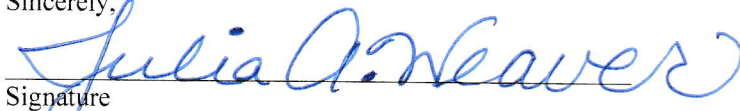
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Sincerely,


Signature

09/29/23
Date

April 24, 2023

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Signature

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Date

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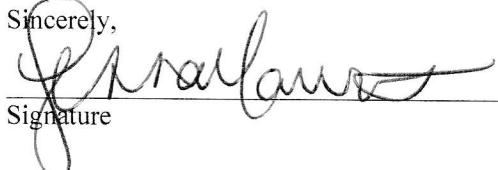
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Date

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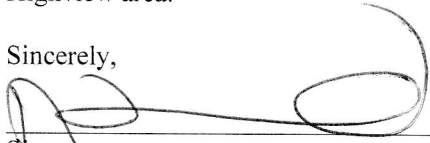
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Sincerely,


Signature William A. Woods Jr.

5-4-23
Date

April 24, 2023

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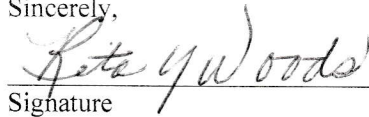
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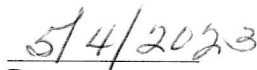
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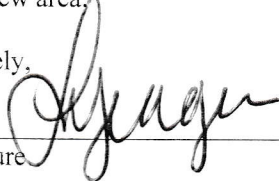
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Signature

Date


4/29/23

April 24, 2023

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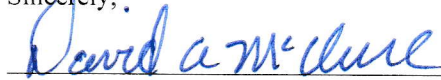
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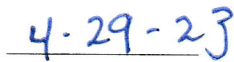
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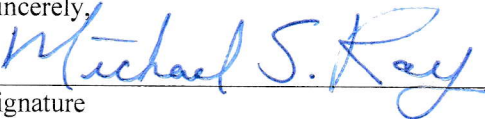
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Signature

4-29-03

Date

April 24, 2023

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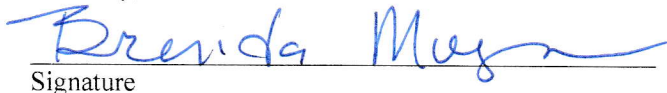
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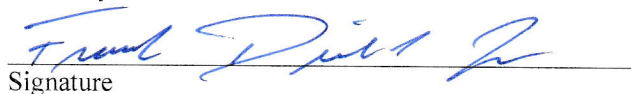
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Signature

4-30-23
Date

April 24, 2023

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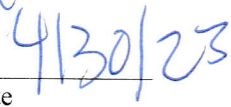
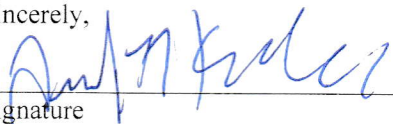
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Sincerely,

Signature

Date



April 24, 2023

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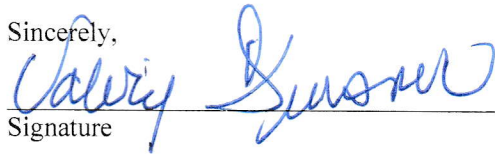
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4/29/23
Date

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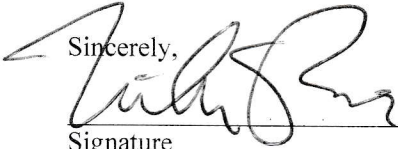
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4/30/23
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Signature

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Date

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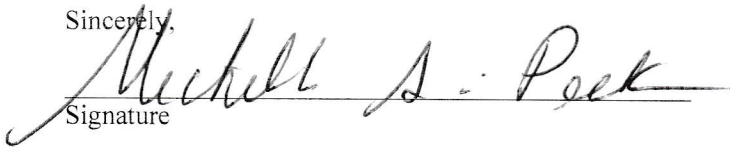
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Signature

5-1-23
Date

April 24, 2023

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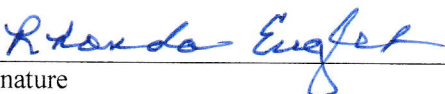
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Signature

4/30/23
Date

April 24, 2023

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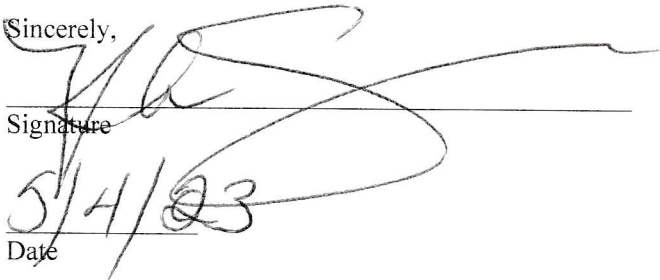
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Date

A handwritten signature, which appears to be "J. A. S.", is written over a horizontal line. Below the signature, the date "5/4/23" is handwritten over another horizontal line.

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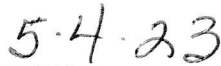
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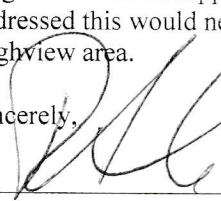
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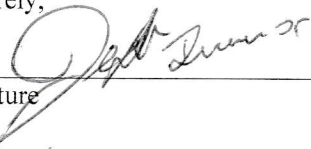
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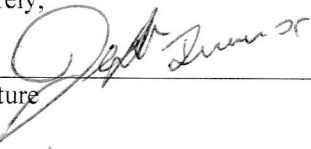


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7. A HOA for the proposed development must be established and mandatory for homeowners, along with a non-rental clause. We are experiencing additional neighborhood crime due to the influx of apartments and rental properties. Current staffing challenges at LMPD, combined with a dramatic increase in population, is a threat to public safety.
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9. The existing green space is a wetland that drains into Little Cedar Creek and is a critical piece of open space that mitigates the damage due to flooding. The proposed development does not allow for enough open space and will create additional drainage problems in an area that is already prone to flooding.
10. All further planning meetings need to be held at a local site in the evening, so that concerned citizens and those directly impacted by the proposed development can attend. Scheduling meetings downtown during working hours is an undue burden on the citizenry and is an act of bad faith.

I sign this letter in support and care of my community and feel if these points are not addressed this would negatively and permanently impact the immediate and surrounding Highview area.

Sincerely,



Signature



Date