

## Wagner, David B (PDS)

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**From:** John Price <jprice\_36@yahoo.com>  
**Sent:** Saturday, April 04, 2015 3:23 PM  
**To:** Wagner, David B (PDS)  
**Cc:** Doris Weddle; Brimm, Todd; Jon Apple Valley HO; Mike Weddle  
**Subject:** Re: Ashton Park (Case #14zone1057)

I'm sorry to disagree with you but it was discussed by a number of people and was advised it would be taken into consideration. Nothing was said about needing a petition for it to be held in our area. and now we are now being notified when it too late to submit a request.

John F. Price, President  
Zelma Fields Homeowners Association  
[jprice\\_36@yahoo.com](mailto:jprice_36@yahoo.com)

On Friday, April 3, 2015 4:35 PM, "Wagner, David B (PDS)" <[David.Wagner@louisvilleky.gov](mailto:David.Wagner@louisvilleky.gov)> wrote:

Mr. Price,

Planning and Design Services staff was not at the 12/3/14 Neighborhood Meeting and the meeting summary did not mention a request for the public hearing to be held in the evening at the Central Government Center. The Planning Commission requires a Petition for Evening Public Hearings to be submitted 15 days prior to the set hearing date, signed by 300 citizens within the Metro Council District. I have not received any such petition. Since the deadline has passed for any such request, I suggest attending the Public Hearing (notice attached) in order to voice your concerns about this proposal. I will certainly place this email in the file so the Planning Commission knows of your concerns. Thank you, and please let me know if you have any further questions.

### David B. Wagner, Planner II

Develop Louisville – Planning & Design Services  
444 S. 5th St., Suite 300 Louisville, KY 40202  
Direct: (502) 574 - 6019 Fax: (502) 574 - 8129  
[david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)



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**From:** John Price [[mailto:jprice\\_36@yahoo.com](mailto:jprice_36@yahoo.com)]  
**Sent:** Friday, April 03, 2015 2:50 PM  
**To:** Wagner, David B (PDS)  
**Subject:** Ashton Park

April 3, 2015

As agreed upon at the meeting held on Dec 3rd 2015 at the Central Government Center, the Planning & Design Department was to hold the Zoning Change meeting in the evening at the Central Government Center. But it appears it will ne held at the County Jail during the day without concern of the citizens of Zelma Fields, Apple Valley Subdivision. or our neighbors

Once again, Government at work without any concern of the citizen that will effected.

This will be an a perfect sit up for a fatal accident without major changes to Beulah Church road traffic, which is becoming un-able to handle present traffic during rush hours.

We respectfully request that the Zoning Meeting be held as agreed upon at the Dec 3rd meeting.

John F. Price, President  
Zelma Field Homeowner Association  
8117 Clematis Lane  
Louisville, KY 40228  
502-239-9077  
[jprice\\_36@yahoo.com](mailto:jprice_36@yahoo.com)

-Spoke to Allison  
Marra(?) who is in  
opposition. Her number  
is 239-7339



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March 23, 2015

David B. Wagner  
Louisville Metro Planning & Design Services  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor, Louisville, KY 40202

Re: Case No 14ZONE1057 and Objection to Waiver of 25 foot Landscape Buffer Area Requirement

Dear David B. Wagner:

I am writing on behalf of The Fountains Condominiums, Council of Co-Owners Board of Directors and its Association of Unit Owners to object to the Ashton Park Phase II project waiver requested from Section 10.2 of the Louisville Metro Land Development Code to waive the 25 feet Landscape Buffer Area required adjacent to the Fountains Condo Council property.

Ashton Park Phase I, (Ashton Park Apartments), borders The Fountains Condominiums on its western boundary. Ashton Park Phase II would be adjacent to the Fountains' southern boundary. As was with Ashton Park Phase I, there is only a 15 foot Landscape Buffer Area being proposed. With the construction of Ashton Park Apartments, lost has been an enormous amount of privacy and peaceful enjoyment for the adjacent condominium owners along Grand Trevi and Grand Cascade Drives. Concerns have been expressed by many that the recent construction of the Ashton Park Apartments, in such close proximity, has negatively affected the Fountains' property values. There is also a sense that its community identity has adversely impacted. These negative repercussions directly correlate with the lack of an adequate landscape buffer.

For the sake of discussion we acknowledge that the two Ashton Park developments must be viewed separately as the approval of the Ashton Park Apartments did not require any such waiver because it was like the Fountains already zoned C-1/C-2 but for us there have been now obvious negative impacts that we wish to avoid. With the development of Ashton Park Phase I nearing completion we recognize that we as a community would have benefitted greatly from even a slightly larger, more robust landscape buffer than was negotiated. As a consequence of the construction of the Ashton Park Apartments nearly 7 acres of tree canopy were lost and any approval of a 15 foot landscape buffer between Ashton Park Phase II and the Fountains would certainly result in the removal of many additional mature trees that would become a casualty during the excavation and reduce the amount of privacy currently enjoyed by this section of the community.

As the Blacketer Group now comes forward requesting a waiver of the required 25 ft Landscape Buffer Area adjacent to the Fountains we stand firm in our objection. Condominiums on both Grand Cascade and Grand Neptune Drives would be greatly impacted by any such waiver of the 25 foot Landscape Buffer Area.

Thank you for your consideration. Please contact me at 502-451-0485 or via e-mail at [renee@paragonky.com](mailto:renee@paragonky.com) if you have any questions or are in need of additional information.

Sincerely,

Renee Aldrich, CMCA, AMS  
Association Manager

RECEIVED

MAR 26 2015  
PLANNING &  
DESIGN SERVICES

## Wagner, David B (PDS)

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**From:** Renee Aldrich <renee@paragonky.com>  
**Sent:** Tuesday, March 24, 2015 4:29 PM  
**To:** Wagner, David B (PDS)  
**Subject:** Case #14ZONE1057 & The Fountains Condominiums' Objection To Granting Waiver of the 25 Foot LBA  
**Attachments:** 2015.03.23 Case#14ZONE1057 25 Foot LBA Waiver Objection.pdf

David,

I am submitting the attached letter on behalf of the Fountains Condominiums, Council of Co-owners. Please see to it that it becomes a part of the record and provided as documentation at the Thursday LDTA Committee meeting. A board member and I will be attending the meeting but wanted to provide you with notice of their objections. A had copy of this letter has also been mailed to your office.

Sincerely,



*Renée Aldrich, CMCA, AMS*

Association Manager  
Paragon Management Group - AAMC  
5151 Jefferson Blvd, Suite 103 | Louisville, KY 40219  
Phone: 502.451.0485 x1020 | Fax: 502.451.8795  
[renee@paragonky.com](mailto:renee@paragonky.com)

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March 23, 2015

David B. Wagner  
Louisville Metro Planning & Design Services  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor, Louisville, KY 40202

Re: Case No 14ZONE1057 and Objection to Waiver of 25 foot Landscape Buffer Area Requirement

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Thank you for your consideration. Please contact me at 502-451-0485 or via e-mail at [renee@paragonky.com](mailto:renee@paragonky.com) if you have any questions or are in need of additional information.

Sincerely,



Renee Aldrich, CMCA, AMS  
Association Manager

26 Dec. 2014

Metro City Planning Commission  
444 S. 5<sup>th</sup> Street  
Suite 300  
Louisville, Ky 40202

Mr. Wagner,

Regarding the rezoning of property located at 7506 Beulah Church Road, 40228:

I feel the requested design plan will put too much additional traffic on Beulah Church Rd. as well as make the exiting off E. Manslick Road much more difficult. The apartment complex now being built by Ashton, which adjoins the Fountains, has and will, add an extensive increase in auto traffic. Out here, an automobile is a necessity, and in most households a second or third one is required. Trying to get out of residential driveways or the subdivisions on the east side of the road have become a problem during most times of the day. Don't suggest a traffic light at the intersection of Jelma Fields Avenue, please! At certain times of the day or an "incident" on the Freeway, we can only exit our driveway if someone is considerate enough to let us out.

More houses — and fewer apartments — would be a better fit for the property and residents.

Mary Stauble  
7503 Beulah Church Rd  
Louisville, Ky 40228  
(502) 239-9701

## **Wagner, David B (PDS)**

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**From:** David Steff <drsteff@bellsouth.net>  
**Sent:** Friday, December 05, 2014 1:25 PM  
**To:** Wagner, David B (PDS)  
**Cc:** flyingvee201@gmail.com; Jon Bingham; Larry Oetzel; Bob Farmer; David Steff; Mark Wade; Peden, James; Torsky, John N  
**Subject:** Ashton Park II

Mr. Wagner:

December 5, 2014

As the President of the Apple Valley Property Owners Association and representative speaking on behalf of the Board, we would like this letter to be entered into the Ashton Park II folder to notify Planning and Design Services that we are in opposition to connecting Ashton Park II to Apple Valley at Applevue Ln and Appletree Way.

There are several factors that inform our opposition:

1. This connection serves no beneficial purpose but will add unneeded traffic to Ashton Park and Apple Valley as this will be used as a cut-through to Outer loop.
2. You are disrupting traffic patterns to Applevue (21 years) and Appletree (42 years) that residents have gotten used to with the extra traffic.
3. The way of life for our residents will also be disrupted. Examples are residents taking their daily walks and children playing in the streets. They now will have to be looking over their shoulder for speeding vehicles that I guarantee will not observe the 25 mph speed limit. This is a big safety issue that can and should be avoided by keeping Apple Valley streets as they have been for all these years.
4. Once the rebuild of Fegenbush Ln and Beulah Church begins, traffic will more than triple due to everyone avoiding construction.
5. Emergency response times will not be affected positively for either Apple Valley or Ashton Park II by this connection.

This connection issue needs to be looked at again. Neither Apple Valley nor Ashton Park II residents will be benefited by making this connection. Please eliminate the plans to connect.

David Steff President  
Apple Valley POA  
7812 Applevue Ln  
Louisville, KY 40228  
502-239-6974 H  
502-592-5248 C

## **Wagner, David B (PDS)**

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**From:** Markert, Tammy O  
**Sent:** Friday, November 14, 2014 3:21 PM  
**To:** David Steff  
**Cc:** Wagner, David B (PDS); Bob Farmer; flyingvee201@gmail.com; Jon Bingham; Larry Oetzel; Mark Wade; Torsky, John N; Peden, James; Brierly, Dale P  
**Subject:** RE:

David,

Thank you for your letter. The reviewer for this case will be Pat Brierly who is copied. I have just a couple of questions for you though so we can better understand. My questions and also comments are listed below in red by your numbers concerns. Spending several years of my Professional career in Traffic Engineering, I have heard very similar concerns. There are some options however. Connectivity is voiced strongly in the Comprehensive Plan for a number of reasons.

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**From:** David Steff [mailto:drsteff@bellsouth.net]  
**Sent:** Friday, November 14, 2014 2:52 PM  
**To:** Markert, Tammy O  
**Cc:** Wagner, David B (PDS); Bob Farmer; David Steff; flyingvee201@gmail.com; Jon Bingham; Larry Oetzel; Mark Wade; Torsky, John N; Peden, James  
**Subject:**

To: Tammy Markert  
Transportation Planning Reviewer

11/14/14

From: David Steff  
President Apple Valley POA

Subject: Ashton Park II  
7506 Beulah Church Rd

Ms. Markert

The reason for this letter is to ask you to reconsider Planning and Designs actions on the connectivity of the new Ashton Park II development to two of the streets in Apple Valley, Applevue Ln and Appletree Way. Connecting these two streets has no advantage for Ashton Park or Apple Valley and will only be a troublesome worry for us and Ashton Park. I know when subdivisions are designed, they have streets that stop at areas that may be developed in the future, but my arguments against this are as follows.

1. The streets in Apple Valley were built at the minimum widths required by the county at the time and are not designed for the extra volume of traffic that will come from vehicles using this new connectivity to gain access to and from Beulah Church Rd, Outer Loop and Vaughn Mill. Also when the city and county merged they also merged their parking laws and in the county you use to not be able to park on the street where now with the adaptation of the city laws you can and this also creates obstacles that prevent side by side passing. Minimum widths are o.k for additional traffic. Normally widths come to our attention in regards to on-street parking,



although we tend to consider that a traffic calming. When you say merger changed on street parking do you mean there were signs of restricting parking that Public Works then removed with merger? The only on street parking in residential areas restricted on the Public Right-of-way are by street sign restrictions. Public right-of-way doesn't follow Deed of restrictions by HOA's.

2. Speeding will be a factor in both developments that will be a safety hazard to residents, children and pedestrian traffic. We have 3 main drags so to speak, Apple Valley Dr, Cortland Dr and Rambo Way that are long runs with no stop signs. One of our biggest complaints in Apple Valley is that no one observes the 25 mph speed limit. We have had difficulty getting Metro Police to patrol our area due being understaffed. We, ourselves have had to hire off duty officers out our POA budget to patrol our streets. Public Works has Speed Hump guidelines adopted and on the Public Works website. If your streets qualify and funding is available there is always the speed hump option to help control speeding.
3. Safety response will not be gained by connecting these two. Due to the location it would best served if Ashton Park was accessed from Beulah Church and Apple Valley accessed from Outer Loop and Rambo by Highview Fire. You would actually make response time longer to Ashton Park if emergency vehicles came through Apple Valley. The Fire Department & other Emergency responders will decide the best routes to travel for best response time.
4. Safety and security to the residents of Apple Valley will be compromised due to new vehicles that do not live in the subdivision driving through. We have minimal crime in our subdivision and would like to keep it that way. The connection is a code requirement and not a requirement specifically set by Transportation Planning. This would be a waiver against the code requirement if ultimately chosen not to connect and then heard by a sub-committee of Planning Commission.

Again I am asking you to reconsider this arrangement. I have already discussed this with Ashton Park LLC and they have no problem not connecting to Apple Valley. Though sometimes it is common practice to do things, it also helps to take all things into consideration and go with what is best for both parties. I am available to sit down and discuss this with you and Ashton Park LLC if you desire. Also would you make this a record in the file.

Thank you for your time

David Steff President  
Apple Valley POA  
7812 Appleview Ln  
Louisville, KY 40228  
502-239-6974 H  
502-592-5248 C

cc: avpoa bod  
james peden  
john torsky  
david wagner

## **Wagner, David B (PDS)**

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**From:** David Steff <drsteff@bellsouth.net>  
**Sent:** Friday, November 14, 2014 2:59 PM  
**To:** Markert, Tammy O  
**Cc:** Bob Farmer; David Steff; flyingvee201@gmail.com; Jon Bingham; Larry Oetzel; Mark Wade; Torsky, John N; Peden, James; Wagner, David B (PDS)  
**Subject:** Ashton Park II

To: Tammy Markert  
Transportation Planning Reviewer

11/14/14

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President Apple Valley POA

Subject: Ashton Park II  
7506 Beulah Church Rd

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Thank you for your time

David Steff President  
Apple Valley POA  
7812 Appleview Ln  
Louisville, KY 40228  
502-239-6974 H  
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cc: avpoa bod  
james peden  
john torsky  
david wagner

## **Wagner, David B (PDS)**

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**From:** Wagner, David B (PDS)  
**Sent:** Friday, November 14, 2014 11:45 AM  
**To:** 'Jon Bingham'  
**Cc:** Peden, James; Torsky, John N  
**Subject:** RE: 7506 Beulah Church Road proposed connectivity

Mr. Bingham,

Per Land Development Code (LDC) Section 5.9.2.A.1a.i, a proposed subdivision is required to connect to abutting stub streets in abutting subdivisions unless there are physical constraints to do so. In looking at the aerial photos of the area, this proposal's connections to Appletree Way and Appleview Lane are perfect connection points which will ultimately provide a connection to Beulah Church Road for the Apple Valley Subdivision which does not currently exist. The Comprehensive Plan encourages cross connectivity as much as possible between residential subdivisions and that is what this request would allow.

You may sign up to be notified of development in your council district by clicking on the link below and, for this particular case, you can send me any correspondence that you may have. The proposal is currently under review by agencies and is in the pre-application stage. Please let me know if you have any further questions!

### **David B. Wagner, Planner II**

Develop Louisville – Planning & Design Services  
444 S. 5th St., Suite 300 Louisville, KY 40202  
Direct: (502) 574 - 6019 Fax: (502) 574 - 8129  
[david.wagner@louisvilleky.gov](mailto:david.wagner@louisvilleky.gov)



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**From:** Jon Bingham [mailto:[jon\\_br549@yahoo.com](mailto:jon_br549@yahoo.com)]  
**Sent:** Thursday, November 13, 2014 4:00 PM  
**To:** Wagner, David B (PDS)  
**Cc:** Peden, James; Torsky, John N  
**Subject:** 7506 Beulah Church Road proposed connectivity

Mr. Wagner,

I am concerned about the recent proposed development at 7506 Beulah Church Road. In particular, I am concerned about its plan to connect in two places to the Apple Valley subdivision. What are the reasons for this to be done? It appears that it would be much better for both the new subdivision and Apple Valley for connectivity NOT to occur. Please let me know the background on this issue and how residents of the Highview area can address the appropriate decision makers in a timely and effective way.

Thank you.

Jon Bingham  
Highview