

To: Department of Planning and Design Services
Department of Codes and Regulations
Louisville-Jefferson County Metro Government

From: Greenhurst Condominium Association
Karen Norton-President-Board of Directors

Re: Case #19DEVPLAN1047
Scooter's Triple B's Restaurant
3840 S. Hurstbourne Parkway
Louisville, KY 40299

Greenhurst is a 156-unit patio home development that has been in existence for over 25 years. It is located on the western and southern boundaries of the proposed development with the closest patio homes located no more than 25'-30' from the rear of the existing car wash which is the proposed restaurant location.

As a residential community, we are seeking to maintain the quality of life that our property owners presently enjoy. We have several concerns related to the proposed development of Scooter's Triple B's Restaurant but our primary concerns relate to noise, lighting, and parking.

As a condominium association, we are seeking conditions of approval as they relate to each of the mentioned areas.

Noise pollution relief

- *No outdoor speakers, public address systems, amplifiers, music, intercoms, etc.

The proposed 600-square-foot outdoor patio presents a great concern related to noise pollution.

- *Signage at the motorcycle parking to discourage the revving of engines.

Lighting

- *No outdoor and parking lot lighting that will be obstructive to the neighboring residents.

Parking

- *The Greenhurst community is concerned about overflow parking and would ask that the proposed restaurant be required to have signs at the restaurant advising patrons that they will be towed if parked on residential/condo property.

- *The Greenhurst community will post signs ("No restaurant parking beyond this point.") on our property.

Among our other concerns are hours of operation, loitering, disposal of and odor related to food and waste and decreasing Greenhurst property values.

The Greenhurst community is opposed to the waivers requested by the developer related to boundary lines and perimeter buffers. Allowing the restaurant so close to the boundary lines will only enhance our concerns. The existing wooden slat fence and plantings will not provide adequate separation.

Greenhurst residents are interested in any abatement measures the developer has in place to address our concerns.

Greenhurst is a long-standing residential community hoping to maintain our existing quality of life.