



April 13, 2021

Zach Schwager, Planner I
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202

Dear Zachary:

Thank you for your prompt reply to my e-mail of March 31. As you suggested, we are writing this as a formal objection to any approval of 21-CUPPA-0033, which is a request for a conditional use permit to build a Montessori school on Reamers Road. The property in question is currently zoned residential. Reamers Road at points is a narrow, hilly, and windy two-lane road that is not suited for the type of traffic such an establishment will bring, especially in the chosen location.

Forest Springs subdivision straddles Reamers Road via Rock Bay Drive. Many residents cross Reamers Road on foot, bicycle, and car. During the summer, when our pool is open, this traffic increases. Our understanding is the school will have two sessions per day, 8:30 a.m.–12:00 p.m. and 12:45–4:30 p.m. At max capacity, the school will enroll 270 students. It is reasonable to estimate that 135 cars will enter and exit the school at the beginning and end of each session. That equals 270 passes by Rock Bay Drive at the beginning of each session and 270 passes by Rock Bay Drive at the end of each session. Between 11:50 a.m. and 12:40 p.m. daily, there would be 270 cars either picking children up from the first session or dropping children off for the second session, and that equals 540 passes by Rock Bay Drive during that 50 minutes. The planned school entrance is barely 200 yards from Rock Bay Drive, and from the drawings of the planned layout of the property, it doesn't appear to accommodate all the cars at once for either drop-off or pick up. Even with adding a turning lane on Reamers Road into the school property, traffic most likely will back up for each session. A left-hand turn onto Reamers Road from Rock Bay Drive during these times will not only be almost impossible but hazardous.

We do not believe Reamers Road, specifically this location, can safely handle the traffic this school will generate and strongly object to any approval for a permit/zoning exception. Homes are appropriate for this land, not a school.

My husband and I participated in the meeting on March 31, called by the attorney representing the company requesting the permit/change in zoning and voiced our concerns. Of course, during the meeting, both the attorney and the person representing the company tried to downplay the amount of traffic the school will generate. We will also participate in the public hearing, which is unscheduled at this date.

We do hope the city takes into consideration the impact traffic will have on this area and keep the property zoned residential. In the meantime, please call if you wish to speak with us.

Thank you.

Terry and Darlene Settles, Residents of Forest Springs Subdivision
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