Luckett, Jay

From: Luckett, Jay
Sent: Wednesday, July 12, 2023 1:36 PM
To: M. Greer
Subject: RE: 22-ZONE-0169 2221 BRADFORD DR

Marcus,

Thank you for letting us know. We will get a replacement sign out there Friday or Monday.

Regards,

Jay Luckett, AICP
Planner II
Planning & Design Services
Louisville Metro Economic Development
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5159

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DEVELOP
LOUISVILLE
LOUISVILLE FORWARD

From: M. Greer <mg3rd@juno.com>
Sent: Wednesday, July 12, 2023 1:12 PM
To: Luckett, Jay <Jay.Luckett@louisvilleky.gov>
Subject: RE: 22-ZONE-0169 2221 BRADFORD DR

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Mr. Jay Luckett, The sign on 2221 Bradford Dr. has been vandalized . It is broken and folded over so people can't read it. Thanks , J Marcus Greerlll

Luckett, Jay

From: Luckett, Jay
Sent: Thursday, June 29, 2023 1:17 PM
To: M. Greer
Subject: RE: 22-ZONE-0169 2221 BRADFORD DR

Marcus,

I am making new mailed notice today. They will be mailed out at least 14 days prior to the new meeting date. New electronic notice and sign posting will also occur.

Regards,

Jay Luckett, AICP
Planner II
Planning & Design Services
Louisville Metro Economic Development
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5159

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DEVELOP
LOUISVILLE
LOUISVILLE FORWARD

From: M. Greer <mg3rd@juno.com>
Sent: Thursday, June 29, 2023 1:09 PM
To: Luckett, Jay <Jay.Luckett@louisvilleky.gov>
Subject: RE: 22-ZONE-0169 2221 BRADFORD DR

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I still haven't received anything in the mail about the change of the meeting to July 20. Today is June 29. I so hope that today's meeting is not going to happen. Even the Courier Journal legal notices had it in there like it was going to happen today.

Sincerely,

J. Marcus Greer III

Luckett, Jay

From: Luckett, Jay
Sent: Wednesday, June 21, 2023 1:23 PM
To: Alan Blair
Subject: RE: CASE NUMBER: 22-ZONE-0169 2221 BRADFORD DR

Alan,

You are correct about the sign posting, which is a mistake on our end. The developer is responsible for sending mailed notice and putting a legal ad in the Courier Journal. We are supposed to post the sign and due to an error it was missed for all 3 cases scheduled for June 29. This case and the others docketed for that date are going to be continued to the July 20 Planning Commission meeting so we can redo the notice and make sure there is adequate time for everyone who wants to participate. I apologize for any confusion the error may have caused.

Feel free to send any comments or questions along that you would like in the file.

Regards,

Jay Luckett, AICP
Planner II
Planning & Design Services
Louisville Metro Economic Development
444 South Fifth Street, Suite 300
Louisville, KY 40202
502-574-5159

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

DEVELOP
LOUISVILLE
LOUISVILLE FORWARD

From: Alan Blair <alanblair77@yahoo.com>
Sent: Wednesday, June 21, 2023 12:06 PM
To: Luckett, Jay <Jay.Luckett@louisvilleky.gov>
Subject: CASE NUMBER: 22-ZONE-0169 2221 BRADFORD DR

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Hi Mr Luckett -
I'm not sure who's responsibiltiy it is(?), but I would think it is developers' responsibility to post signage on subject property of the upcoming PUBLIC HEARING on June 29th, 2023 at least the 14 days in advance as is required.
To date, no signage has been posted on the subject property. I have photos to verify.

If this is any indication of the developers way of doing business, this doesn't bode well.
Until proper signage is posted, I'm assuming the June 29th meeting is cancelled.

Please advise.
Thank you
Louis Blair

Luckett, Jay

From: M. Greer <mg3rd@juno.com>
Sent: Saturday, June 17, 2023 1:01 PM
To: Luckett, Jay
Subject: RE: 22-ZONE-0169 2221 BRADFORD DR

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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Mr. Luckett,

Today is the 17th of June. The big meeting for the zoning change is the 29th of June and there is no sign on the property announcing it . It was our understanding that the sign needed to be up for 14 days prior to the meeting. If it went up today it would not meet that requirement. I just drove by it 15 minutes ago. It is 12:57 PM right now.
Thank you for your time.

Sincerely,

J. Marcus Greer III

Luckett, Jay

From: Alan Blair <alanblair77@yahoo.com>
Sent: Monday, June 19, 2023 3:15 PM
To: Luckett, Jay
Subject: CASE NUMBER: 22-ZONE--0169 ADDRESS: 2221 BRADFORD DR

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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RE: Change in Zoning from R-5 to R-6

To Louisville Metro Developement and Planning and Zoning

I grew up and lived a few blocks from the above referenced property for over 50 years. It has been mostly a quite neighborhood.

Bradford Dr (described as a "collector road" in official proposal?) is a residential street of 25mph with speeding of 50mph an existing problem. The two nearby residential side streets connecting Bradford Dr to Hikes Ln, Chevy Chase and Downing Way, are already heavily traveled now used as **cut-thru streets** for current traffic to circumvent and avoid the overly congested intersection of Old Bardstown Rd and Hikes Ln. Downing Way is much worse as Chevy Chase now has speed bumps. Therefore, most of the cut-thru traffic use Downing Way now. The traffic traveling north and southbound on Old Bardstown at the stop light at the intersection of Hikes Ln and Old Bardstown Rd sometimes takes 2-3 lights to get through currently at peak hours, or sometimes worse. The area cannot support additional traffic or bear anymore congestion due to this project.

Putting a multi-family development in at this location would only serve to make traffic even worse for the nearby residents. It will add to and exacerbate the cut-thru traffic on the two side streets of Chevy Chase and especially Downing Way and magnify the current traffic problem. I was almost hit while walking on Downing way in the curve towards Bradford Dr last week and the car was doing probably 45-50mph and sped up once they were passed me. Commercial vehicles and large trucks now even use Downing Way to cut thru. Traffic is a mess to say the least!! And once the tenants of the proposed multi-family project learn of this cut-thru, traffic on Downing Way will be like the Watterson expressway and Bradford Dr not much better.

Flooding on the proposed property itself and out into Bradford Dr during a heavy rain is another issue and current problem even though there are storm drains in area. A modest increase of impervious surface, as the plan states, would only increase the current flooding as there would be no where for run off rain water to drain. The small (and most probably inadequate) retention basin proposed in the southwest corner of the property plans would become a future swimming pool and probably death trap for kids after a heavy rain. And connecting the proposed retention basin to existing storm sewers would more than likely cause water to back up into nearby residents' basements, that hasn't never been a problem (yet).

These are the two biggest issues for this project. It does not need to be there, and if the proposed project is given clearance, the zoning needs to remain as-is to help constaein the number of units. A change to R-6 is way too many units for various reasons.

Thank you
Louis Blair

Case Number, 23-ZONEPA-0074 Louisville Metro Planning Application for Zoning.

Record # 23TMP-026088

Re:

E. Orell Road/Blevins Gap Road

To:

PDS CASE MANAGER/Jay Luckett

Mr. Luckett,

I would like to understand a few things before our neighborhood is encroached upon once more. I am not only worried about Blevins Gap Road but about Pond Creek which runs through the lower end of our property.

I am concerned over the stormwater catch basins from the proposed apartment complex running into Pond Creek. I have witnessed this creek rising to it's limits at a constant rate after a day of rain. I am also concerned about the degradation of this creek and it's wildlife.

Pond Creek not only has our communities' TMDL's but we now have acres of new industrial warehouses (at Pendleton Road) and the possibility of more run off with a new apartment complex at Blevins Gap. When is enough, enough?

Do you have an EPA permit? Will there be monitoring of the CB's dispersal? Who is liable for the CB's dispersal? I have done some reading and I know that catch basins are not only primitive but have poor adequacy to measure TMDL's into a water source. For a community to be left with (the actual words in our neighborhood preliminary meeting) quote "I bet you it will work." doesn't cut it. Where is the proof that the catch basins will not promote Pond Creek to flood this area? Who do we go to when it does flood? Louisville Metro? I would like to see proof that adding almost 37 acres of blacktop and 23 new roofs and numerous downspouts will not effect Pond Creek. Can we at least have a civilized answer?

This brings me to Blevins Gap Road. Adding anywhere from 500 to 1000 vehicles to this road is probably the most absurd thought imaginable. Is the Louisville Metro plowing through this area with a 4 lane highway?

And last but not least, when will you be taking our homes in this area? I really need to know so that my husband and I can make better plans.

Of course, we are NOT in agreement with this zoning change.

Thank you for your time,

Diane Russell

Diane Russell

13114 Medora Road

Louisville, KY 40272

Luckett, Jay

From: M. Greer <mg3rd@juno.com>
Sent: Friday, June 9, 2023 1:54 PM
To: Luckett, Jay
Subject: 22-ZONE-0169 2221 BRADFORD DR

Follow Up Flag: Follow up
Flag Status: Flagged

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As you requested yesterday for comments to be submitted in e-mail I am putting this together. I am J. Marcus Greer III . I live on Chevy Chase Rd. I am 66 years old this July. I have lived in this area most of my life as I bought my house from my parents in 1990. I was raised in that house. The property ,2221 Bradford, has always been a swamp land both in winter and spring. There is no storm sewer that is anywhere near it that I have ever seen. We would walk home from grade school through it when it was dry but around it when it was wet. I am very opposed to any development on that land because of the runoff it will cause. The whole area is borderline flood plain. I am very concerned about the extra traffic it will generate. Our neighborhood streets are not sized for this additional traffic much less what we already have. I think the whole project is very bad for my neighborhood. I also believe that the developer has no intention of managing the apartments. His goal is to build them and sell them to the city for more public housing. That said , I am totally against any of this project.

Sincerely,
J. Marcus

Greer III

3809 Chevy

Chase Rd.

Louisville,

Ky. 40218

COMMENT CARD

Case No.: 22-ZONEPA-0089
Project: John Bohn 2221 Bradford Drive
Neighborhood Meeting: December 5, 2022

Name: Joseph Greer
Address: 3809 Chevy Chase Rd.
Louy, Ky. 40218
E-Mail: mg3rd@juno.com

COMMENTS RE: PROPOSED PROJECT: I DO NOT WANT ANY OF this. TOO DENSE FOR the ARea. A LOT OF it IS FLOOD PROPERTY. The LAND DOES NOT ABSORB WATER.

Thank you – Your Comments will be shared with the Planning Commission staff.

22 - ZONE - 0169

COMMENT CARD

Case No.: 22-ZONEPA-0089
Project: 2221 Bradford Drive
Neighborhood Meeting: July 21, 2022

Name: Patty Hartlage
Address: 3743 Chatham Rd 40218
E-Mail: hap957@aol.com

COMMENTS RE: PROPOSED PROJECT: Traffic down Bradford to Klondike increased through Residential Roads.

Thank you – Your Comments will be shared with the Planning Commission staff.

22 - ZONE - 0169

DEC 08 2022

COMMENT CARD

Case No.: 22-ZONEPA-0089
Project: 2221 Bradford Drive
Neighborhood Meeting: July 21, 2022

Name: Mary Brueggemann
Address: 2234 Bradford Drive
Louisville Ky 40218
E-Mail: bruemm40@gmail.com

COMMENTS RE: PROPOSED PROJECT:
Please traffic evaluation at Hikes Lane & Old Bardstown RD- (AK & White castle intersection). Traffic w/ White Castle & incorrect timing of traffic lights creates back up upwards of 10-15 minutes plus accidents.

Also storm drainage. Significant concern on my property which receives drainage from 6 Mile NOW - New drains placed 2-3 yrs ago ↑ Flow and Flooding

Thank you – Your Comments will be shared with the Planning Commission staff.

22 - ZONE - 0169

COMMENT CARD

Case No.: 22-ZONEPA-0089
Project: 2221 Bradford Drive
Neighborhood Meeting: July 21, 2022

Name: Carolyn P. Michener
Address: 2214 Sieger Villa Ct.
Louisville, KY 40218
E-Mail:

COMMENTS RE: PROPOSED PROJECT:

1) A light pole is downed on the softball field next to our property. The developer will need to remove it. It is leaning on one of our trees.
2) Concerned about water that pools on field now being sent to our backyard.
3) Traffic impact at Bardstown + Hikes

Thank you – Your Comments will be shared with the Planning Commission staff.

ZONE - 22 - 0169

COMMENT CARD

Case No.: 22-ZONEPA-0089
Project: 2221 Bradford Drive
Neighborhood Meeting: July 21, 2022

Name: Lorene Caudill owner of 3818 Chevy Chase
Address: 651 Veech Rd
Fisherville, Ky 40023
E-Mail: LLC502@AOL.com.

COMMENTS RE: PROPOSED PROJECT: No Place for children to play. I believe not enough parking. Traffic needs to be fixed. Chevy Chase traffic is not good now.. it's going to get worse.

Thank you – Your Comments will be shared with the Planning Commission staff.

DEC 08 2022

ZONE - 0169 - 22

COMMENT CARD

Case No.: 22-ZONEPA-0089
Project: 2221 Bradford Drive
Neighborhood Meeting: July 21, 2022

Name: Tony Debbie Robben
Address: 2225 Sieger Villa
E-Mail: bigdeb28@bellsouth.net

COMMENTS RE: PROPOSED PROJECT: 1. Tree line should remain for the wildlife 2. Drainage is already AWFUL 3. There is a Spring on the property.

Thank you – Your Comments will be shared with the Planning Commission staff.

DEC 09 2022

ZONE-PA-0169

From: Williams, Julia
To: Luckett, Jay P
Subject: FW: 2221 Bradford Drive
Date: Tuesday, July 26, 2022 12:48:26 PM

From: Kirk Chambers <kbc12@yahoo.com>
Sent: Friday, July 22, 2022 10:17 PM
To: Williams, Julia <Julia.Williams@louisvilleky.gov>
Subject: 2221 Bradford Drive

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2221 Bradford Drive

I believe a change from R5 all the way to R6 is too big of a jump for this property. A move to R5A would be more inline with Plan2040.

Looking over the proposed plan the following are my comments.

Looking at Plan2040 I have categorized in the areas of increased density of traffic, density of the design, water mitigation, concerns with the design

Increased traffic.
The section of Bardstown Road feeding the proposed property is blanked by a relatively new change to the train crossing that allows trains to sit on the road, and a double light at the Hikes Lane intersection that creates blockages. These two items have encourage more vehicle traffic down Chevy Chase, Downing, and Willmar. These three roads should be given extra consideration since they do not have side walks, a feature from the old city/county transition. Extra traffic on either of these roads is counter to the Plan2040

1. Mitigate adverse impacts of traffic from proposed development on nearby existing communities. (More traffic on roads not designed to handle it)
2. Walkable neighborhoods are promoted. (these roads require street traffic to be walkable)
3. Encourage higher densities and intensities within or near existing marketplace corridors and existing and future activity and employment centers to support transit-oriented development and an efficient public transportation system. (public transit in the area is forced onto residential streets which do not need more traffic)

Density of the design
The proposed design takes the R6 requirements to the limit. 5 of the 6 building contain 16 units. If the 6th building contained the same number of units, it would be over the R6 limit, thus it was reduced to 14 units. The details of the property are pushed to the very limit at the point they interact with the existing housing. This density does not follow the Plan2040

1. Allow a mixture of densities as long as their designs are compatible. Adjacent residential areas in different density categories may require actions to provide an appropriate transition between the areas. Examples include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences. (Buffers are at a minimum)
2. Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to support physical activity for all users and invite human interaction. (nothing in the design invites human interaction)
3. Promote and encourage the inclusion of design features that make housing safer and/or are known to help reduce crime (i.e. lighting, fences, front porches). (High density does not help reduce crime)
4. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets. (density excludes street trees, and gathering areas)

Water mitigation
As a vast majority of Louisville, we are affected by heavy rain. Roads can be flooded with in a very short radius of the property on Chevy Chase and on Six Mile Lane. The density of the property and the ability to get the water to a sufficient detention or retention pond will be critical to the surrounding properties. The houses surrounding the property have basements and are more susceptible to flooding than a traditional slab house which also should be taken into account when water mitigation is analyzed. The density of the property has a real potential to affect the following
1. When reviewing proposed developments consider changes to floodprone areas and other features vulnerable to natural disasters such as sinkholes and landslides. Ensure appropriate measures to protect health, safety and welfare of future users of the development. (water must not be permitted to leave the property onto the adjacent land)
2. Minimize impervious surface area and take advantage of soil saturation capacities. (vastly increases impervious surface to the maximum allowed)
3. As neighborhoods evolve, discourage displacement of existing residents from their community. (neighborhood has long term residents who will be forced to move or put up with unwelcome changes)

Concerns with the design
1. The detention pond is also considered recreational space. A detention pond should not be allowed to be used for recreation.
2. No space for community, forcing on to neighboring streets which lack sidewalks and are through ways for traffic
3. Real world water flow from all edges of property to sewer locations does not seem feasible.
4. Buffer between property and existing is not clearly protected
5. Some buildings are designed with parking on two sides and most are designed with parking on one side
6. Existing home feature is blocked and not allowed to enhance property
7. A school is being created next to the property and it has very little buffer to the proposed property.
8. Businesses adjacent to the property are limited on parking and are forced to spread their footprint to accommodate the current parking requirements. The proposed lot was made smaller to accommodate so of this parking creating an even tighter design.

Kirk Chambers
3816 Chevy Chase

Louisville, KY 40218
502-473-0712