

St Germain, Dante

From: Jon Bingham <jon_br549@yahoo.com>
Sent: Tuesday, October 22, 2024 2:55 PM
To: St Germain, Dante
Subject: 24-ZONE-0079 - letter of opposition
Attachments: 2024-10-22 - 7203 E Manslick Road - letter in opposition.pdf

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Dante,
Please find attached my letter of opposition to the proposal referenced. Please communicate this to the committee members in advance of the meeting, and please have the letter read into the record during the opposition portion of the meeting.
Thank you for your assistance in these ways of communication.
Jon Bingham, 40228
Secretary, Apple Valley Property Owners Association

24-ZONE-0079 – Proposal to re-zone from R-4 to PRD

7203 East Manslick Road

LD&T October 24, 2024

Dear Members of LD&T,

Please do not change the zoning of this land to PRD. Such a change would initiate a violation of the Highview Neighborhood Plan (HNP) that was previously planned and approved. Please respect the Highview community and its HNP which has proper designation of nodes at locations appropriate for this type of multi-family development.

R-4 is the proper zoning for 7203 East Manslick Road given its connection to Apple Valley's Section 6, the rest of Apple Valley and the new set of 10 single-family homes being developed just north of this site (Rome Beauty and Roseborough). Thus the homes for this land should be similar in nature and price-point to those 10 new homes. Multi-family units in the form of townhomes are out of place in this area – in direct violation of the Highview Neighborhood Plan and its nodes for multi-family housing.

What is the purpose of the Highview Neighborhood Plan – and what is the purpose of LD&T – if such violations are allowed?

To claim that townhomes (which have shared roofs, foundations, walls and other common elements all of which should be governed by a condominium-styled master deed and restrictions as well as maintained through monthly maintenance fees) are anything other than multi-family is simply false and illegitimate. Beyond those common elements, why is there additional parking like multi-family housing has? Why is the US Postal Service planning to use mail kiosk(s) in a centralized delivery location like multi-family has?

Additionally, to claim that this collection of very narrow townhomes fits the context of the surrounding community (for which it is connecting their stub streets) is false and indefensible.

The connection of the stub streets (or other connections to East Manslick Road) is problematic due to how narrow (17'-18') that old county road is and how busy it already is. Opening up a direct south-side entrance/exit for Apple Valley onto East Manslick Road will exacerbate safety problems of a road that is too small for such traffic and any emergency vehicle runs. It would be best to eliminate the proposed connection to Manslick Road directly across from Old Bates Road and just have access to the land being fed from

Braeburn Ridge – with NO connection to Rome Beauty so 500+ households of Apple Valley, Crimson Lake and Quindero Run don't turn this into the southern cut-through to I-265.

Finally, please be aware that Penn Run Creek should be cleaned out, widened and maintained to reduce its typical flooding risk. The proposed retention basin will be insufficient if the creek is not better managed. The useable land for new homes should be more limited in order to ensure avoidance of water flow/flooding.

Please respect and uphold the wisdom of the Highview Neighborhood Plan. Please vote no. We look forward to a future, reasonably-designed, single-family home development proposal for this land which is, and should remain, properly-zoned R-4.

Thank you for your consideration,

Jon Bingham, 40228

Secretary, Apple Valley Home Owners Association

502-645-3098