

Clark, Molly

From: Hannah Renfro <renfro.hannah@gmail.com>
Sent: Saturday, October 5, 2024 10:41 PM
To: Clark, Molly; Blazis, Heather
Cc: Heidi McRennary
Subject: 24-ZONEPA-0084

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

I am writing to oppose the proposed apartment complex and re-zoning assigned #24-ZONEPA-0084. I have previously written in opposition to this proposal (copied below). The changes by the developer do not remedy those concerns at all. Like Crawford, Textile is a narrow road - 2 cars going opposite directions do not fit on that street and there are no sidewalks. The people who move into the apartment will be using Textile then Ash or Crawford to get to Dixie Highway. This does not eliminate the concerns about traffic or safety by adding 46 apartment units in a small neighborhood.

At the last public meeting, several homeowners raised serious concerns about safety, traffic, and the owner of the proposed apartment complex. The City should reject this proposal. Approving this zoning change and the apartment complex proposal will result in increased traffic on narrow, dead end streets, increase congested traffic on the most deadly section of the most deadly highway in the region, and create major safety issues by adding 46 apartment units to a small neighborhood area. Where will kids living in this proposed complex ride their bikes? Where will families take walks? Where will kids play? Where will families walk their dogs? How will these narrow streets manage traffic from at least 86 new cars? This is a dangerous proposal for the current residents and the proposed new residents. Louisville needs more affordable housing but it needs to be smart, sustainable affordable housing options. And it should not come at the expense of current affordable housing homeowners in our neighborhood. Where will we move when

Crawford, Textile, and Ash are no longer safe? We will be pushed outside of Louisville, including elderly families who have lived on Crawford their entire lives, veterans who bought their first home less than a year ago, first time homeowners with kids who are fixing up houses for their families.

Thank you for your consideration,
Hannah

I am writing to express my concern and opposition to the proposed zoning change from R-4 to R-6 to allow a 44-unit apartment community at 4514 R Crawford Avenue. 24-ZONEPA-0084.

I own a home on Crawford Avenue in which my elderly parent lives. I visit several times a year with my young kids to help take care of her. Another apartment building on this street will be dangerous due to traffic and will completely change the neighborhood.

Crawford is a narrow, dead end street. Two cars cannot drive alongside each other on the street. Virtually every home has dogs. There are lots of kids and elderly individuals living on this street. Most of us bought houses on Crawford because it was an affordable place to buy a home with a little land. We already have problems with a few folks driving motorcycles, ATVs, and cars very fast on Crawford. A dog was killed a few weeks ago. Adding a 44-unit apartment building means that the traffic on a narrow, dead end street most of which has no sidewalk will at least double. This will result in people and animals being hurt, and accidents. This creates stress on the community and more people moving out of their homes on this street. With home vacancies and a sudden dramatic increase in population, crime generally increases.

In addition, we have owls, bats, deer, and foxes living on our street. Again, this is why many of us moved here. Development of this nature will destroy their habitats and destroy the environment of the homeowners on this street.

This is NOT the development Dixie Highway needs, and it is not sustainable affordable housing because it will force many of us off of this street and potentially out of Jefferson County. Creating long-term stable housing for folks means creating sustainable, safe, affordable housing for the whole community. Not dropping a huge complex on a tiny road that will cause stress, a dangerous environment, and force people who are in affordable housing now out of their homes.

--

Hannah Renfro
She/Her/Hers

Clark, Molly

From: Douglas Mulhall <dougmm85@yahoo.com>
Sent: Friday, October 4, 2024 3:35 PM
To: Clark, Molly; Nick Pregliasco
Cc: Andrea Mulhall; Blackwell, Rick; Anna Martinez Tomes; Nanci Dively
Subject: Re: 24-ZONEPA-0084 - 48-unit apartment community located @ 4514 R Crawford Ave

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Please send the presentation at your convenience.

Thank you,

Mike Mulhall

On Friday, October 4, 2024 at 01:53:35 PM EDT, Nick Pregliasco <nrp@bardlaw.net> wrote:

Douglas: I am sorry to hear you will not be able to attend the neighborhood meeting. I will be happy to send the presentation we show to you by email and can schedule a time to meet or have a call to discuss your concerns. Nick



Land Law

BARDENWERPER TALBOTT & ROBERTS, PLLC

Attorneys at Law

www.bardlaw.net

(Celebrating 37 Years in 2024)

502-426-6688 ext. 139 (W)

502-777-8831 (M)

From: Douglas Mulhall <dougmm85@yahoo.com>
Sent: Thursday, October 3, 2024 8:33 AM

To: Nick Pregliasco <nrp@bardlaw.net>; molly.clark@louisvilleky.gov
Cc: Andrea Mulhall <andrea.p.mulhall@gmail.com>; Rick.Blackwell@LouisvilleKY.gov
Subject: 24-ZONEPA-0084 - 48-unit apartment community located @ 4514 R Crawford Ave

Nicholas and Molly,

I own the house at 4503 Ash Ave and I am unable to make the meeting on 10/7/24 due to a prior out of town engagement with work. However, I wanted to let you know my opinion on this development.

I am all for developers making good investments and giving people a good place to live, however in this scenario it is ridiculous to pack 48 families in the middle of an existing subdivision. This apartment complex will only devalue the existing properties in the area. It will double the amount of traffic on Textile and double the amount of people on this block, causing issues for current families living in the area. There are only 46 properties on the block currently. As an engineer, I have a hard time believing the infrastructure (roads, sewers, water, etc.) could handle the doubling of people in this area without a substantial upgrade. The aesthetics of the apartments in the neighbors backyard would be horrible as well. No one wants to have a 3 story apartment complex in their backyard along with doubling the number of people in this area that already has a good amount of people. I can not believe this is even legal to suggest building in a location like this. It would seem much more realistic if the developer was building single level condos adding 3 to 4 families to the block. I am sure the developer paid less for this almost landlocked property which is why it is ideal for him to build here, however this type of development is not ideal for the existing property owners and would majorly degrade the property values.

I am severely disappointed our Metro Government would even suggest an development of this size in this location.

Please do not allow this development of 48 units take place in this location!!

Thank you,

Mike Mulhall, P.E.

Pace Contracting, LLC

C: 502.471.1158

Clark, Molly

From: Blazis, Heather
Sent: Thursday, August 22, 2024 3:04 PM
To: Hannah Renfro; Clark, Molly
Cc: Heidi McRennary
Subject: RE: Contact the District 12 Legislative Assistant [#21]

Yes, we had someone there to take notes and hear the constituents concerns because Councilman Blackwell and I had scheduling conflicts. The next step would be for the developer to submit a proposal to the city. There would be a Land Development and Transportation Meeting (where constituents can voice their concerns) and then if/when it passes that it would go to the planning commission (where again constituents can share their concerns). The original neighborhood meeting (last night) is for the owner/developer to share their plan and hear from the community on their thoughts on it. We will post in our eNewsletter once we receive any information about any upcoming meetings. It could be months from now. I have signed you up to receive our eNewsletter.

Heather



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell/District 12
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-1112 f: (502) 574-3363
www.rickblackwell.com

From: Hannah Renfro <renfro.hannah@gmail.com>
Sent: Thursday, August 22, 2024 9:26 AM
To: Clark, Molly <Molly.Clark@louisvilleky.gov>
Cc: Blazis, Heather <heather.blazis@louisvilleky.gov>; Heidi McRennary <hmcren@gmail.com>
Subject: Re: Contact the District 12 Legislative Assistant [#21]

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I talked to my sister about the meeting. Was anyone from the City at the meeting last night? The developer, owner, and lawyer did not address the concerns raised. This is outrageous.

What is the process for this zoning proposal? Will there be a vote by a committee?

- Hannah Renfro

On Thu, Aug 22, 2024 at 8:21 AM Clark, Molly <Molly.Clark@louisvilleky.gov> wrote:

Hello Hannah, Got your second comment and will add to the record as well.

Please let me know if you think of any other concerns, and send them to me via email so I can keep track.

Best,

Molly Clark

Planner II

Office of Planning

Louisville Metro Government

444 S. Fifth St. #300, Louisville, KY 40202



OFFICE OF PLANNING

Find us: [Website](#) | [Facebook](#)

From: Hannah Renfro <renfro.hannah@gmail.com>

Sent: Wednesday, August 21, 2024 11:41 PM

To: Blazis, Heather <heather.blazis@louisvilleky.gov>; Clark, Molly <Molly.Clark@louisvilleky.gov>

Subject: Re: Contact the District 12 Legislative Assistant [#21]

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I am sorry I was unable to attend the meeting tonight. Another issue that should be considered with this rezoning proposal is the number of accidents on Dixie Highway. **This proposed development will make the worst section of the most dangerous street in Louisville even more dangerous.**

Louisville's own reports show there are about 1000 car accidents on Dixie Highway every year, and the fatality rate on Dixie is 3 times compared to similar highways. It is so bad that law firms (not just one - but multiple law firms) in Louisville specialize in car accidents on Dixie Highway. And the worst section is between the 264 intersection and Greenwood Road. Crawford Avenue is right in the middle of that corridor.

This development sets up families and children moving into those apartments for accidents, and likely fatal ones. I crossed Dixie on foot last week for an errand (because it seemed silly to drive .3 miles) and was almost hit at Crawford and Dixie while crossing on the walk sign. I would NEVER let my kids even walk down Dixie's sidewalks, much less to cross at any intersection on Dixie. My experience is anecdotal but it is consistent with accident data on that road. And the City wants to add a 40+ unit

development with a 85-car parking lot right in the middle of it? There is simply too much traffic as it is and not nearly enough oversight or patrol.

Why is this development not being considered at a different location on Dixie that is not as congested already?

I know we need more housing but I truly hope the City reconsiders the location of this project.

Hannah Renfro

On Wed, Aug 21, 2024 at 3:30 PM Blazis, Heather <heather.blazis@louisvilleky.gov> wrote:

Wonderful. I shared your email with Molly and asked that it be added to the official record.



Heather Blazis | Legislative Assistant
Office of Councilman Rick Blackwell/District 12
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From: Hannah Renfro <renfro.hannah@gmail.com>
Sent: Wednesday, August 21, 2024 4:29 PM
To: Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Re: Contact the District 12 Legislative Assistant [#21]

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Thank you. I cannot be there unfortunately. But my sister who lives next door on Crawford will be there. My mom may be there as well to speak.

Thanks,

Hannah

- Hannah Renfro

On Wed, Aug 21, 2024 at 2:57 PM Blazis, Heather <heather.blazis@louisvilleky.gov> wrote:

Good afternoon, Ms. Renfro. Thank you for reaching out to our office with your concerns. We definitely encourage you to attend the neighborhood meeting tonight about this project. Our office will have someone there to take notes on our behalf and hear the feedback from the community. I will also forward your email to Molly Clark the case manager on the proposed project. She will add your comments to the official record which is what the Planning commission and Metro Council review to make their decision once it comes before them.

Thank you,

Heather



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From: Legislative Assistant Heather Blazis <no-reply@wufoo.com>

Sent: Saturday, August 17, 2024 10:14 PM

To: Blazis, Heather <heather.blazis@louisvilleky.gov>

Subject: Contact the District 12 Legislative Assistant [#21]

Name Hannah Renfro

Address



[4616 Crawford Ave](#)
[Louisville, KY 40258](#)
[United States](#)

Phone (262) 220-4809

Number

Email * renfro.hannah@gmail.com

Comments

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This is NOT the development Dixie Highway needs, and it is not sustainable

affordable housing because it will force many of us off of this street and potentially out of Jefferson County. Creating long-term stable housing for folks means creating sustainable, safe, affordable housing for the whole community. Not dropping a huge complex on a tiny road that will cause stress, a dangerous environment, and force people who are in affordable housing now out of their homes.

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Hannah Renfro

She/Her/Hers

Clark, Molly

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From: Legislative Assistant Heather Blazis <no-reply@wufoo.com>
Sent: Saturday, August 17, 2024 10:14 PM
To: Blazis, Heather <heather.blazis@louisvilleky.gov>
Subject: Contact the District 12 Legislative Assistant [#21]

Name Hannah Renfro

Address



[4616 Crawford Ave](#)
[Louisville, KY 40258](#)
[United States](#)

Phone (262) 220-4809

Number

Email * renfro.hannah@gmail.com

Comments

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--
Hannah Renfro
She/Her/Hers

Clark, Molly

From: Blazis, Heather
Sent: Wednesday, August 21, 2024 4:02 PM
To: Clark, Molly
Subject: FW: Contact the District 12 Legislative Assistant [#21]

Molly,

Can you please add the email below from Ms. Renfro to the official record for 24-zonepa-0084 for 4514 R Crawford Ave.

Thank you,
Heather



Heather Blazis | Legislative Assistant
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