

## Luckett, Jay

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**From:** Mark Yates <yateselect@gmail.com>  
**Sent:** Friday, September 22, 2023 9:22 PM  
**To:** Luckett, Jay  
**Cc:** Engel, Robin; Townes, Jared  
**Subject:** Case 22-ZONE-0105

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Jay

Since the last hearing on the proposed change, there was supposed to be a traffic study completed. I drive this road every day and never witnessed any sort of study being done.

I am unable to attend the hearing on October 5th and would like to postpone the hearing until I return from my travels.

My wife, Denise, and I were the only residents present at the last hearing to oppose this change until an accurate study had been done. The last study was conducted in 2021, During the covid lockdowns, and we feel there have been significant changes to the traffic patterns since that was done. Plus the fact that the additional traffic being added to the road, from our new neighborhood just north of the proposed site, will overload this 2 lane road. Making it significantly more difficult for the entire community to access. The new neighborhood is just now being constructed. Mornings and afternoons, during rush hour, have been difficult getting safely out of our driveway. My wife, Denise, counted cars, in her own study, on September 22, 2023 and for a period of 3 minutes, counted 30 cars going across our egress to the road. The time was 7:03AM.

I am again asking for a postponement of this hearing until a proper traffic study has been done and my wife and I can attend.

Mark J. Yates  
9404 Old Bardstown Rd  
Louisville, KY, 40291

CC: Robin Engle, Councilman District 22  
and assistant.



## Luckett, Jay

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**From:** Laura Tallent <ltallent@tallentcpa.com>  
**Sent:** Monday, July 31, 2023 3:59 PM  
**To:** Luckett, Jay  
**Subject:** 11-Zone-0105

**Follow Up Flag:** Follow up  
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**Categories:** Respond

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Jay

Please record my opposition to the request for zoning change to R-6 for 9500 Old Bardstown Rd. As I've voiced numerous times - - the traffic patters are already a nightmare in this area. There has been way too much new development and no improvement to traffic flow. It literally can take 20 minutes in the morning commute to get from Thixton Lane to Brentlinger. That is absurd. There is a proposed traffic study next year - - not near soon enough. By the time the study is completed, solutions are proposed and funded it will continue to be a nightmare. And, way too many new homes and apartments have already been built. The few streets that feed from Old Bardstown Rd onto Bardstown Rd are already overwhelmed with traffic. It's literally a nightmare. Adding 110 more homes/units will add several hundred more cars to the nightmare.

Also, the area south of the Freeway to the county line and back Thixton Lane and Cedar Creek was originally rural scenic roadways. It has lost almost all of it's scenic feel. We've eroded all of the green space south of the freeway. Please preserve what little green space remains.

Thank you for adding my concerns to the case file.

Laura

Laura Lukenbill Tallent, CPA  
Tallent & Associates, CPA  
10837 Bluegrass Parkway  
Louisville KY 40299  
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## Luckett, Jay

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**From:** J Brooks <lsf40291@gmail.com>  
**Sent:** Friday, February 17, 2023 8:27 AM  
**To:** Luckett, Jay  
**Subject:** Case #: 22-ZONE-0105/22-WAIVER-0191

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Mr Luckett,

Residents south of the Gene Snyder can't take anymore! The traffic is unbearable. Please stop this and all new construction until the traffic situation is resolved. There are too many signal lights on Bardstown Road already, Bates Elementary school zone and traffic from the ever growing Mt. Washington.

This proposed R-6 location is yet another in the recent past. More homes (5) are underway across from Vista Hills by Fischer Homes which is 14 homes. Little Spring Farm has finished their development of 500 homes. Another 119 homes are going in on Old Bardstown Road across from the new Jacobi Sales @ 9205 Old Bardstown Road. Senior Apartments just opened on Old Bardstown Road at Fairmont as well as apartments off Brentlinger behind Kohl's. More housing is going up on Cedar Creek Road. Then there is the new commercial projects Cedar Creek Crossing and Southpointe Commons.

I beg you, let's step back and fix traffic patterns on the Bardstown Road thorough fare first.

Jo Ann Brooks  
17 year Resident of Little Spring Farm



# NOTICE OF PUBLIC HEARING

The proposal is for a **Change In Zoning** from R-4 single family r  
Multifamily residential with a **Detailed District Development Pla**

Subject Property: **9500 OLD BARDSTOWN RD**  
Case Number: **22-ZONE-0105/22-WAIVER-0191**  
Case Manager: **Jay Lockett (jay.lockett@louisvilleky.gov)**

Meeting Type: **PLANNING COMMISSION**  
Date: **THURSDAY, MARCH 2, 2023**  
Time: Meeting will begin at **1:00 PM** and continue until all  
Location: **514 W. Liberty Street 40202**

Learn how to participate online at  
<https://louisvilleky.gov/government/upcoming-public-meetings>

To view documents related to this proposal, please visit:  
Louisville Metro Planning and Design Services (Hours: 8:00 AM  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor, Louisville, KY 40202  
(502) 574-6230

Or visit [louisvilleky.gov/government/planning-design](https://louisvilleky.gov/government/planning-design) for:

- Meeting agenda and staff report (typically available one week prior t
- More information on zoning processes
- Public comment opportunities
- Visit <https://louisville.legistar.com/Calendar.aspx> for meeting agenda

A list of persons notified of this proposal is available in the case file.

Public Meetings are now available for viewing via live stream at the follc

Persons who desire special accommodations should contact the Planni  
one week prior to this meeting. TDD users please use the Relay Service

**Luckett, Jay**

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**From:** Laura Tallent <ltallent@tallentcpa.com>  
**Sent:** Monday, February 13, 2023 4:26 PM  
**To:** Luckett, Jay  
**Subject:** 22-ZONE-0105

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Jay

I must voice my opposition to the zoning change at 9500 Old Bardstown Rd. As I've previously express on zoning issues in the Bardstown Road / Thixton Lane area - - the following points should be considered:

1. Traffic is a nightmare in that stretch of Bardstown Road. It literally takes 20 minutes to go 3 miles.
2. Too many new developments and apartments have already been approved / built with no plan for traffic.
3. A traffic study has been proposed for the future, but by the time the study is conducted and any remedies implemented a lot of time will have passed. We need traffic relief before anything new is built.
4. This area is close to the Parkland and should be preserved as green space.
5. That area of Bardstown Rd / Thixton Ln was once considered scenic - - it is now being eroded away. There are little green / rural spaces left in Jefferson County. Please leave this area on the outskirts of the county as rural land.
6. There was a traffic light added at Bardstown Rd / Thixton however traffic still gets way too congested on Old Bardstown Road - - at both the Thixton light and the Hillock Dr light. Again - - a traffic disaster.

Thank you for adding my opposition to the record.

Laura

Laura Lukenbill Tallent, CPA  
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