

From: xtremegill@aol.com
To: [Lockett, Jay](#)
Subject: 4933 west pages, 23-zone0122
Date: Friday, February 2, 2024 2:24:41 PM

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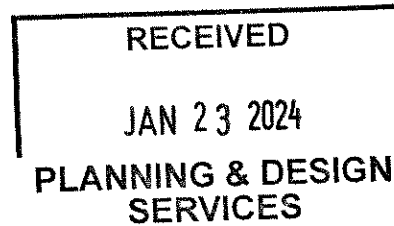
This will be in my backyard, it will not blend with all the other houses in the neighborhood, there is a lot of wildlife on this land also, with 3 stories tall it will take away the looks of the neighborhood, the traffic is terrible now and this will add to the problem we already have. I hope you will take all this in consideration. Thanks for taking the time to read this
[Sent from the all new AOL app for iOS](#)

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

January 21, 2024

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272



SUBJECT: Opposition letter to rezone from R4 to R6 to build 78-unit apartment complex at 4933 West Pages Lane, Case #23-ZONE-0122 and 23-ZONEPA-0082.

Dear Mr. Lockett and Ethos Investments,

When studying the SITE MAP "RECEIVED JANUARY 5, 2024, 23-ZONE-0122," I worry about the entrance into the proposed apartment complex. It looks like a 45-degree angle when turning right from West Pages Lane. It is not a 90-degree angle. I think also the "entrance" needs a larger turn radius to accommodate trucks or buses to enter safely.

The speed limit is 35 miles per hour on West Pages Lane. A 90-degree entrance with a wider radius would be a better option. The angle of the entrance in the site drawing is not safe or effective for firetrucks, ambulances, or buses to enter. The turning radius needs to be wider. That would be more efficient for traffic. The more traffic has to slow for turning vehicles, the more unsafe it is.

The "residence" that is proposed for a "leasing office" would need to be removed to provide for a 90-degree entrance with a wider radius. That would be a better and safer option for large vehicles and encroaching traffic.

Actually, just don't build the apartments at all.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

23-ZONE-0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

January 9, 2024

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition letter to rezone from R4 to R6 to build 78-unit apartment complex at 4933 West Pages Lane, Case #23-ZONE-0122.

Dear Mr. Lockett and Ethos Investments,

In the new Zoning Justification of 23-ZONE-0122 of 4933 W Pages Lane, dated "received January 5, 2024," where it says - Land Use and Development Goal 1: Housing. "1. Encourage a variety of housing. This proposal provides apartments, which is not prevalent in the nearby vicinity. It appears there is only one multi-family development within a one-mile radius." This is wrong.

The letter I sent dated December 8, 2023, lists eleven apartment complexes within a one-mile radius of 4933 West Pages Lane. They all have vacancies and provide low-income needs. Here is a list of fifteen.

- East Pages Lane Apartment Complex, 4741 E. Pages Ln. 0.2 mi. away
- Savannah Terrace Apartments, 4708 Fury Way, 0.7 mi away
- Savannah Square Apartments, 4705 Cofer Ave., 0.6 mi away
- Minette Court Apartments, 5052 Minette Ct., 0.2 mi away
- Finish Line Apartments, 5420 Eight Bells Ln., 0.6 mi away
- River Breeze Apartments, 6807 W. Pages Ln., 1.5 mi away
- Paradise Apartments, 6208 Paradise Ln., 1.4 mi away
- Moss Creek Apartments, 7817 Moss Creek Drive. 1.4 mi away
- Paddocks Ridge Park Apartments, 6200 Paradise Ln., 1.3 mi away
- Valley Farms Apartments, 10200 Renaissance Valley Way, 1.6 mi away
- Kennedy Place Town Homes, 5500 Nixon Cir., 0.7 mi away
- Oak Park Drive Apartments, 4703 Oak Park Drive, 0.5 mi away
- Greenwood Place Apartments, 7500 Greenwood Pl. Cir., 1.2 mi away
- Elevation Stonestreet Apartments, 4700 Hawthorne Pl. Dr. 1.5 mi away
- Standing Oak Apartments, 8508 Standing Oak Dr. 0.1 mi away

Please, no more apartments complexes are needed in this area.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman

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JAN 10 2024

OFFICE OF PLANNING

23-ZONE-0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

January 15, 2024

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition letter to rezone from R4 to R6 to build 78-unit apartment complex at 4933 West Pages Lane, Case #23-ZONE-0122 and 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

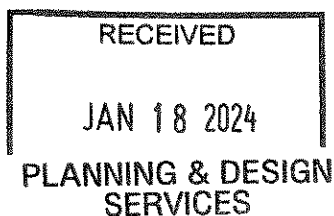
I have enclosed the 23-ZONEPA-0082 ENTRANCE MANEUVERING EXHIBIT. I have drawn arrows and dots on the drawing. The dots represent potential accidents, I have shown only five. The red light at W. Pages and Dixie has at least seven or more cars backed up on W. Pages, which lines up at the entrance to the expected apartment complex. Thorntons Convenience Store and TARC bus stop are across the street. Drivers try to be nice and leave a space for a car to turn left out of an area if they are at a stop light. That would create even more dots (accidents) in the drawing.

There is a potential for even more accidents with pedestrians walking across West Pages Lane to get to Thornton's and the TARC stop.

Please, NO APARTMENTS are needed in this area.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202



23-ZONE - 0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

January 4, 2024

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition letter to rezone from R4 to R6 to build 78-unit apartments at 4933 West Pages Lane, Case #23-ZONE-0122, 23-WAIVER-0166, 23-ZONEPA-0082.

Dear Mr. Lockett and Ethos Investments,

I hope you had a warm and caring Christmas and New Year.

The “concrete drainage ditch” in the site plan of December 1st, 2023, 23-ZONE-0122 has two of the buildings in the floodplain FEMA area. That is the areas of wetland. I think strongly that permits are needed by the KDOW, Kentucky Division of Water, and US ACE, United States Army Corp of Engineers.

According to the Kentucky.gov website, the KDOW “issues permits for construction within the floodplain or stream, and for all projects that disturb one acre or more.”

On the Louisville District US ACE website, there should be a permit to “authorize the proposed work in the stream channel or wetland and to provide instructions on how to do the work.”

Please consider this area that stays wet and soggy most every year. The drainage impact of the surrounding homes is in danger if there are apartment buildings in the field behind our homes.

Sincerely,
Lisa Smothers

CC: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

December 15, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition to rezone from R4 to R6 to build 78-unit apartments at 4933 West Pages Lane, Case #23-ZONE-0122 and 23-WAIVER-0166 and 23-ZONEPA-0082.

Dear Mr. Lockett and Ethos Investments,

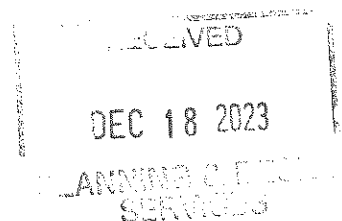
According to the Site Plan dated December 1, 2023, at the west end of the field where there is a drainage ditch, that whole area is a wetland. The ditch and field have been present for well over sixty years. The original owner only grew crops in the field. Since it has not been farmed or tilled since the 1980's, there are cattails and aquatic life which represent a wetland.

I do not see where the U.S. Army Corps of Engineers are being consulted before construction in that area. A topography map shows a 10-foot downhill slope from east to west in the field. Since the ditch fills up every spring and keeps some water in it all year, there has been aquatic growth and I have seen ducks and chicken hawks nesting and flying in the area.

According to the "Kentucky Guide for Working in Stream Channels and Wetlands" a permit is required from US ACE before construction.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202



Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

December 10, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition to rezone from R4 to R6 to build 78-unit apartment buildings at 4933 West Pages Lane, Case # 23-ZONE-0122 and 23-Waiver-0166 and 23-ZONEPA-0082.

Dear Mr. Lockett and Ethos Investments,

I have reviewed the new site plan dated "received December 1, 2023" Job #23328.000, and I still disagree with the house to be used as a "leasing office." I think it should be torn down for the 15 feet wide buffer area. I want my privacy and my driveway not to be used as a sidewalk for the apartment dwellers to cross West Pages Lane to get to Thorntons Convenient Store across the street.

Please adhere to the zoning ordinances. Do not permit the 23-Waiver-0166.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

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DEC 13 2023

OFFICE OF PLANNING

23-ZONE-0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

December 8, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition to rezone from R4 to R6 to build 78-unit apartment buildings at 4933 West Pages Lane, Case # 23-ZONE-0122 and 23-Waiver-0166.

Dear Mr. Lockett and Ethos Investments,

In the Zoning Justification Statement (23328 for 23-Zone-0122) of 4933 West Pages Lane, there are errors.

#1 – the zip code is 40258 not 40291

#2 – the site is a wetland, an environmental constraint, so there shouldn't be construction of apartments on it.

#3 – there are multiple apartment complexes not just one in the surrounding one-mile radius. Here is a list. - East Pages Lane Apartment Complex

- Savannah Terrace Apartments
- Savannah Square Apartments
- Minette Court Apartments
- Tanglewood Apartments
- River Breeze Apartments
- Paradise Apartments
- Moss Creek Apartments
- Paddocks Ridge Park Apartments
- Valley Farms Apartments
- Kennedy Place Town Homes

#4 – Pages 4, 5, and 6 are written about the S. Hurstbourne Parkway area not West Pages Lane.

Please address these issues. Another apartment complex is not needed in this area.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman

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DEC 11 2023

OFFICE OF PLANNING

23 - ZONE - 0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

December 3, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition to rezone R4 to R6 to build 78-unit apartment buildings at 4933 West Pages Lane,
Case # - 23-ZONEPA-0082, 23-ZONE-0122, and 23-WAIVER-0166.

Dear Mr. Lockett and Ethos Investments,

The field where the apartments are to be built is a wetland. I have seen cattails and milkweed growing inside and along the drainage ditch.

Some of the field is designated Zone AE in the flood zone map of LOJIC web site which means mandatory flood insurance purchase requirements and floodplain management.

Building near the drainage ditch may cause a huge impact of flooding on the neighbors' properties along West Pages Lane. The drainage of water will be interrupted with the addition of four 3-story buildings. There will be increased water flow and volume or blocked channels.

Please reconsider the planning and development of apartments in the field of 4933 West Pages Lane.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

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DEC 06 2023

**PLANNING & DESIGN
SERVICES**

23-ZONE-0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

November 19, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition to rezone R4 to R6 to build 78-unit apartment buildings at 4933 West Pages Lane, Case # - 23-ZONEPA-0082, 23-ZONE-0122, and 23-Waiver-0166.

Dear Mr. Lockett and Ethos Investments,

The proposed access drive to the proposed apartments at 4933 West Pages Lane is not safe. This access point will create more traffic and pedestrian conflicts and accidents.

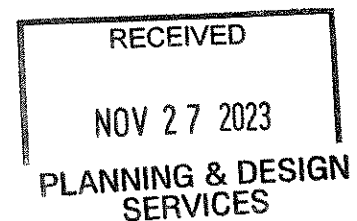
There is a Thornton's convenient store and the TARC bus stop across the street. Since I have lived here, I have seen too many times when walkers or bicyclists have close calls with cars. There are also truck deliveries going into Thornton's every day that use the West Pages Lane entrance to get into the store.

The traffic flow is already congested between 6-9 am and 3-6 pm during the week from the red light at the corner of Dixie Highway and West Pages Lane.

The "apartments" would create more foot and bike traffic in an already overcrowded, choked, and gridlocked area.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202



Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

November 26, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition to rezone R4 to R6 to build 78-unit apartment buildings at 4933 West Pages Lane, Case# - 23-ZONEPA-0082, 23-ZONE-0122, and 23-Waiver-0166.

Dear Mr. Lockett and Ethos Investments,

Looking at the site map of re-zoning application plan of 23-ZONEPA-0082 and 23-ZONE-0122, it doesn't include a 2-lane 20-foot width roadway in the parking lot for fire department access to an emergency. There isn't a Fire Lane in the drawing either.

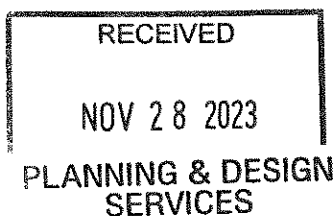
I know that fire engines not only need to get to their destination, but they need to get close enough to deploy their hoses and ladders to effectively rescue people and put out flames.

The single access road to the apartments can be impaired by traffic or snow and ice conditions. I think that another access road needs to be in the apartment area. This "other" access road will not be achieved because the land is "land locked."

Please do not rezone to R6 for the field of 4933 West Pages Lane to build apartments. The site map doesn't fit the area or appear safe in case of a fire.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202



23-ZONE-0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

November 12, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: No building of apartments and rezoning to R6 at 4933 West Pages Lane, Case#23-ZONEPA-0082, 23-ZONE-0122, and 23-WAIVER-0166.

Dear Mr. Lockett and Ethos Investments,

I am writing to direct attention to the 23-Waiver-0166 which asks for approval to not demolish the house and garage at 4933 West Pages Lane so they could use it as a "leasing office." This would adversely affect me being right next door at 4935 West Pages Lane.

According to the site map, there is only a 14.19-foot landscape buffer area (LBA) between my driveway and the house that would be used as an "office". The "block garage" is only 1.61 feet off the "shared driveway". The driveway and garage clearly encroach on to my lot of 4935 West Pages Lane according to LOJIC boundary lines website.

The Land Develop Code March 2006 – LouisvilleKY.gov, Chapter 10 Part 2, the LBA should be at "least 15 feet wide and there is a continuous 10-foot buffer. Property perimeter LBAs shall be free from all other development including buildings, parking, drive ways, or other structures except those attendant to public utility service within a dedicated easement." Clearly, this code would not be followed unless they demolished the house and garage so I could have a 15-foot-wide buffer with a 6-foot privacy fence between properties especially with a different rezone to R6.

I demand a 15-foot-wide buffer and a 6-foot privacy fence, so I don't have to deal with the residents of an apartment complex using my driveway as a parking area and a pass thru to get to Thornton's across the street.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
Abartley@qk4.com

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NOV 15 2023

**PLANNING & DESIGN
SERVICES**

23-ZONE-0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

November 5, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: No building of apartments and rezoning to R6 at 4933 West Pages Lane, Case# 23-ZONEPA-0082, 23-ZONE-0122, and 23-WAIVER-0166.

Dear Mr. Lockett and Ethos Investments,

I have reviewed the LOJIC website and have seen that now the zoning has been changed to R6 for a 78-unit apartment complex instead of the R7 rezoning. Also, there was a Waiver application submitted. The first question of the Waiver is "Will the waiver adversely affect adjacent property owners?" I say it will adversely affect me since I live next door.

In the site plan that is included with the 23-WAIVER-0166 in the bottom right corner says, "If agreement does not exist to permit shared driveway between 4935 West Pages Lane and Subject property, one shall be recorded prior to construction plan approval, or portion of driveway that overlaps on Subject property shall be removed."

This is not a "shared driveway." There has never been an agreement. In the LOJIC web site, the boundary lines clearly show that 4933 West Pages Lane encroaches with their driveway and garage on to my lot of 4935 West Pages Lane, see enclosure. I will not permit the removal of my driveway, especially since Ethos Investments LLC., the owners, are clearly encroaching on my lot. Their Waiver Application is not a correct interpretation of the adjacent property owners' lot lines.

Sincerely,
Lisa Smothers

Enclosure: 1 page

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

Abartley@qk4.com

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NOV 07 2023

OFFICE OF PLANNING

23-ZONE - 0122



boundary map

11/5/2023, 9:37:01 AM



LOJIC

Laurensville Metro, MSD, LWC & PVA © 2023
This map is not a legal document and should only be used
for general reference and identification.

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NOV 07 2023

OFFICE OF PLANNING

23-ZONE - 0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

October 29, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: NO to building apartments and rezoning to R7 at 4933 W. Pages Ln., Case#23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

I launched a petition on <https://www.Petitions.net/40258> and received 82 signatures. I sent a hundred notices to each address that surrounds the field where the apartments are to be built. Eighty-two people signed the petition. Most people are worried about the increased traffic on West Pages Lane and the crime that will come with a 96-unit apartment complex in their backyards. I have enclosed a copy of the notice and the petition.

Sincerely,
Lisa Smothers

CC: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

Enclosures: 8 pages

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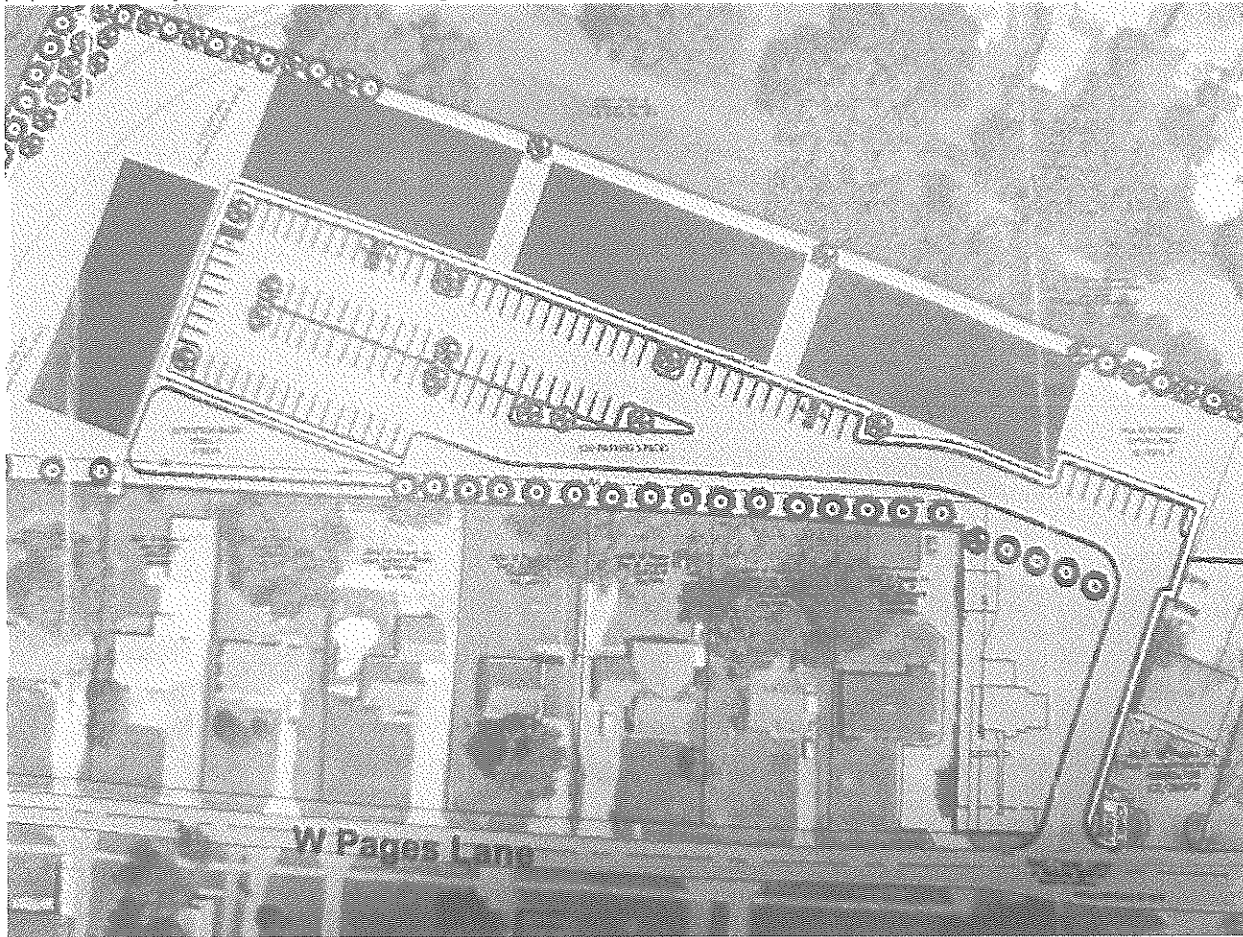
NOV 02 2023

PLANNING & DESIGN
SERVICES

23-ZONE-0122

40258

Stop apartments being built at 4933 West Pages Lane. This proposed 96 unit apartment complex will result in more traffic congestion, higher crime, population density, and a strain on the existing infrastructure. Docket # 23-ZONEPA-0082



40258

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NOV 02 2023

PLANNING & DESIGN
SERVICES

23-ZONE-0122

#	Date	Name	Place of residence	Comment	Email address
1	2023-08-04	lisa smothers	Louisville, United States		lisasmothersls@gmail.com
2	2023-08-04	Doyle Smothers	Louisville , United States		doylesram2015@gmail.com
3	2023-08-04	Ashley Burns	Sellersburg , United States		ashleyn1130@yahoo.com
4	2023-08-04	Olivia Berryman	Louisville , Finland		liv.nicole0@gmail.com
5	2023-08-04	Mike Coan	Louisville, United States		mikecoan12@gmail.com
6	2023-08-04	Caitlyn Puckett	Leitchfield, United States	This will create higher traffic & higher crime rates in this location.	caitlyn052216@gmail.com
7	2023-08-05	Melissa Zipperlein	Louisville, United States		mzipperlein1@gmail.com
8	2023-08-05	Chloe Coan	Louisville, United States	I vote no because my grandparents who have passed house is right in front of the buildings. Not safe, already so much traffic, the field isn't as big as it looks I've ran in the field for 20+ years no no no no no	chloecoan4300@icloud.com
9	2023-08-05	Edith Williams	Louisville , United States	That piece of land as been there since I was born the extra traffic it would cause and just having apt literally sitting in your backyard I say no	ediewilliams707@gmail.com
10	2023-08-05	Brittany Gill	Louisville , United States	We don't need apartments in my backyard causing more traffic on west pages. West pages had enough daily traffic	britt_gill21614@icloud.com
11	2023-08-05	Laura Cox	Louisville, United States	We don't need or want any traffic congestion or apartments	lauralcox@att.net
12	2023-08-05	Tyler Nauert	Louisville , United States	I vote no against this position because there is not enough room for the buildings. In order to build these buildings the city will be tearing down a house that is still inhabited putting families on the streets.	tylernauert8@gmail.com
13	2023-08-05	Joyce Smothers	Louisville , United States		joyce.smothers01@twc.com
14	2023-08-06	Tommy Berryman	Louisville, United States		t.berryman.jr@gmail.com
15	2023-08-06	DARYL PRIDDY	LOUISVILLE, United States	I oppose the planned apartment complex at 4933 West Pages.	dtpriddy@twc.com
16	2023-08-06	Regina Nall	Louisville , United States	I agree	reginanall26@gmail.com
17	2023-08-06	Mary Spurlock	Louisville, United States	I'm a family friend and it's the right thing to do	mjoverit8253@gmail.com
18	2023-08-06	Sarah Branham-Tehrani	Louisville, Finland		sb3687@gmail.com

RECEIVED

NOV 02 2023

PLANNING & DESIGN
SERVICES

23-ZONE-0122

#	Date	Name	Place of residence	Comment	Email address
19	2023-08-07	Donna Burris	Louisville, United States	I agree with this petition. The proposed 96 unit apartment complexe, will cause traffic congestion, increase in crime, population density, and strain on the existing infrastructure.	donnab553.db@gmail.com
20	2023-08-07	Evon Purcell	Jasper, United States	I object to the construction of apartments at 4933 West Pages Lane due to higher traffic congestion and increase in crime.	marvon831@gmail.com
21	2023-08-07	Brezy B	Louisville , United States	This makes no since, Dixie has enough traffic and the medians caused even more recklessness. There are apartments all around this area already and the land they are wanting to build on isn't as big as it seems and backs right up to peoples homes whom have lived there many years. Tear down all these fallen down buildings and build there!	jennieburns213@yahoo.com
22	2023-08-07	Judith Priddy	PRP, United States	This neighborhood already suffers tremendous congestion as it is. Why intentionally increase the threat to neighborhood safety and property value?	vjpriddy@bellsouth.net
23	2023-08-07	Breah Brown	Louisville , United States		eastaaaron50@gmail.com
24	2023-08-07	Elizabeth Priddy	Louisville, United States	I have a lot of family negatively impacted by this, including grandmas house that would back up to this. Horrible idea for all reasons stated in this petition.	lizpriddy@gmail.com
25	2023-08-07	Taylor Deckard	Louisville , United States	I am against the apartments being built on West Pages lane. Stop packing people into this City like sardines in a can. The police are struggling to control the crime rate as is with this over populated area.	taytay3185@gmail.com
26	2023-08-07	Jackson Priddy	Louisville , United States	I am opposed to this location.	jackson2180@gmail.com
27	2023-08-08	Eric Cushman	Louisville , United States	Read the title?	eshane6444@gmail.com
28	2023-08-08	Gwen Elzy	Louisville, United States	That area already has an excessive amount of traffic and is way to congested. It will take away from the residential aspect of it the safety of the area as well as create many other negatives for residents in that area	mrsghwenelzy@gmail.com
29	2023-08-08	Tony Keith	LOUISVILLE, United States	Will create what is already a HIGH CRIME area.	tkeith@twc.com
30	2023-08-08	Lisa Garvin	Louisville, United States	Too many apartments already in the area, traffic will be worse than it already is.	sdf1lgg44@gmail.com
31	2023-08-09	Amanda Edwards	Louisville , United States	There is enough traffic around here and I don't want it here !	misslady80mlk@aol.com
32	2023-08-09	Kellie Hagan	Louisville , United States	We don't need more traffic and crime in this area. Also its ridiculous to cram these apartments in such a small area.	kab062407@gmail.com

RECEIVED

NOV 02 2023

PLANNING & DESIGN
SERVICES

23-ZONE-0122

#	Date	Name	Place of residence	Comment	Email address
33	2023-08-09	Jennifer Swearer	Louisville, United States	I'm signing because the area is already a high traffic area that backs up significantly during peak hours. Additionally, destroying every patch of green area is stressing our already polluted environment. Jefferson County has tons of laws to stop citizens from causing more pollution, while the city takes every opportunity to build something on every green area. You realize trees and plants clean the air, right? This city is slowly killing itself and it's citizens by packing them in like sardines and stressing an already overburdened infrastructure.	tomcatjenf15wm77@att.net
34	2023-08-09	Tony Brown	40272, United States	That light is way too congested to have apartments there. The car wash already makes it practically unbearable to pass at peak traffic hours.	yesser1963@gmail.com
35	2023-08-09	Nadalee Greer	Louisville, United States	They are trying build them behind my house that is outrageous its literally in a DITCH AREA there is no room for any of that.	nadaleegreer02@gmail.com
36	2023-08-09	James Jones	Louisville, United States	Apartments has no purpose being built close to single family homes. Plan 2040 is clear about this but yet is ignored!	jones9544@att.net
37	2023-08-09	Christopher Ducey	Louisville, United States	There is already too much traffic on this road , the traffic from the lights at W Pages and Dixie already backup and block off my driveway and the proposed entrance will make that 20x worse. I bought my house last year and knowing now how busy this street is, especially with it being the main road the fire department and EMS uses, it's just too busy, had I known this I probably wouldn't have bought this house in this street, however, I like all my neighbors for the most part, and don't want to see 200+ people adding to an already congested area.	christopherducey@yahoo.com
38	2023-08-09	Samantha Bosman	Shepherdsville , United States	Their is to may apartments popping up in small congested areas. This would devalue the property of the homeowners currently living there. This is currently a nice neighborhood and throwing up apartments in essentially what is their backyard is trashy. I would never buy a home with apartments packed in my backyard.	bosmansa27@gmail.com
39	2023-08-09	Dianna Bosemer	Louisville, United States	I am signing because this would be detrimental for the south end economically and transportation wise	dianna.bosemer@gmail.com
40	2023-08-09	Chace Surratt	Louisville , United States	This would eliminate any privacy I have when my family is in my backyard. As well as all the houses that rear face that lot. I do not agree at all. Safety would become an issue soon after its built. I vote no to these apartments being built.	chaceworld2022@gmail.com
41	2023-08-09	Kenneth Fey	Louisville, United States	Ihave lived on property 92 years and we are too crowed for more people to get in and out on west pages lane	kennethfey66@gmail.com
42	2023-08-09	Brittney Macgregor	Louisville, United States	Send these apartments to the East End of Louisville. We are tried of developers building haven's for slum. The South West is not your dumping grounds LOUISVILLE.	luvmeeluvmenot@yahoo.com
43	2023-08-09	Lea Emge	Louisville , United States	There are already many , many apartments in this 40258 vicinity !!	missleayy2k@gmail.com
44	2023-08-09	Sterling Cooper	Louisville , United States	I don't want there to be apartments here.	stcooper1990@gmail.com

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23-ZONE-0122

#	Date	Name	Place of residence	Comment	Email address
45	2023-08-09	Carrie Embry	Louisville, United States		bubbasmaster1@yahoo.com
46	2023-08-10	Patricia Gill	Louisville , United States	Very bad spot to put apartment complex,	patricia.gill1972@gmail.com
47	2023-08-10	Lindsay Payne	Louisville, United States		lindsaypayne0@gmail.com
48	2023-08-10	sierra cotten	louisville, United States	Apartments create poverty & higher traffic & crime! NO THANK YOU! Our neighborhood is pretty peaceful & also why in residents backyard!!! Come on now	scotten6025@gmail.com
49	2023-08-10	Robert Robertson	Louisville , United States	I oppose apartment development	rob Robertson129@gmail.com
50	2023-08-10	Amanda Ducey	Louisville, United States	I live on w pages lane and don't want more crime and congestion in my area then there already is	amandayducey@gmail.com
51	2023-08-10	Billie Marshall	Lou, United States		billiemarshall1976@icloud.com
52	2023-08-11	Brittney Jones	Louisville, United States	I value my current neighborhood and enjoy the peace . I would rather not have that disturbed by apartments being built.	bwhite1125@gmail.com
53	2023-08-11	Christine Riddle	Louisville, United States	I think the area does not support building apartments.	criddle12@twc.com
54	2023-08-11	Aleena Underhill	Louisville, United States	This is a stupid spot to put apartments. This is a stupid idea. Whoever decided this might be a good idea is stupid. There is no space. There will be a ton of problems to come out of this stupid decision.	aleenaunderhill@gmail.com
55	2023-08-12	Jadea Rice	Louisville, United States		jadea Rice98@gmail.com
56	2023-08-12	Trenton Hoff	Louisville, United States		hoff.trent.trenton@gmail.com
57	2023-08-12	Josh Hearn	Louisville, United States		joahhearn2011@gmail.com
58	2023-08-13	Alex Bannick	Greensburg, United States		booboo1705@comcast.net
59	2023-08-13	Kahlia Evans	Louisville, United States	This will cause more traffic.	evanskahlia@gmail.com
60	2023-08-13	Daniel Burris	Brandenburg , United States	I agree w the petition	bigdan.burris@gmail.com
61	2023-08-13	Peggy Cooper	Louisville, United States	It will cause more traffic which means more wrecks.	peggycooper@twc.com
62	2023-08-13	Bill Gill	Louisville , United States	Traffic will be so bad they will be making west pages wider in the near future taking half of our front yard	xtremegill@aol.com
63	2023-08-14	Destanie Marie	Hot springs, United States		destanie134@icloud.com

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PLANNING & DESIGN
SERVICES

23-ZONE-0122

#	Date	Name	Place of residence	Comment	Email address
64	2023-08-14	Chris Collins	Louisville , United States	This proposed 96 unit apartment complex will result in more traffic congestion, higher crime, population density, and a strain on the existing infrastructure.	chriscollins1346@yahoo.com
65	2023-08-14	Aaliyah Collins	Louisville, United States	I live right across from the Eden apartments. The amount of gun shots and loud noise I hear throughout the day is ridiculously. The amount of people that walk up and down the side of my house is slightly terrifying and I have also had this come up missing and my car rambled through. I know how it feels. Plus the amount of traffic and petty crime we already have to deal with on a daily this is going to double it. NO!!! HELL NO!!! NA! DONT DO IT!	ataylor2016@icloud.com
66	2023-08-15	Joshua Keith	Louisville, United States	I do not want these apartments here because of traffic and crimeimplications.	jkeith502@gmail.com
67	2023-08-15	Heather Dishon	Louisville, United States	This is entirely too close to resident homes, will cause traffic that cannot be controlled, and is destroying wildlife habitat	heather.dishon@gmail.com
68	2023-08-15	Judy Dennis	Louisville, United States		jc.dennis6@gmail.com
69	2023-08-16	Katie Bindner	Jeffersonville, United States	They don't need apartments there	katiegirl6910@gmail.com
70	2023-08-21	Erin Priddy	Louisville, United States		erinepriddy@gmail.com
71	2023-08-21	Philip Priddy	Louisville, United States		dewayne.priddy@gmail.com
72	2023-08-21	Marsha Priddy	Louisville, United States	My husband's family home, where his brother lives now, will be negatively impacted from a property value assessment. Also, an entrance from West Pages will create unreal traffic congestion.	marshapriddy@gmail.com
73	2023-08-21	Stephen Jackson	Louisville, United States		sgjack2@gmail.com
74	2023-08-21	Thomas Ducey	Louisville , United States		tduce66@gmail.com
75	2023-08-23	Amanda Lindsay	Louisville , United States	I feel as though not only does it bring more traffic, it will, in my opinion , turn a some what quiet neighborhood upside down. There does not seem to be anything that our neighborhood would gain in any positive way by having this apartment complex built. It will cause people to have sell their homes to this Company wanting to build this complex. People that have lived in there homes for 10years,20 years, 30years, 40 years and a couple that has lived there longer, it seems very much like a company that wants and can basically push their weight around, the fact that they are rich and make people feel as they they gave no other choices but to give in and sell their homes and properties to this company! There are plenty of other areas where they can go build their complex that will not cause such a disruptive change for everyone and will not be the reason people feel forced out of their home.	amandalynn8212@gmail.com

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PLANNING & DESIGN
SERVICES

23-ZONE-0122

#	Date	Name	Place of residence	Comment	Email address
76	2023-08-23	Kevin Lindsay	Louisville , United States	I'm signing this petition to hopefully stop these investors from building these apartments in our neighborhood. The land has been empty for at least 41 years and our neighborhood is already bad enough . I will do whatever I can do to stop this from happening	lawnscapecoflouisville@gmail.com
77	2023-08-24	Areta Montgomery	Louisville , United States	Don't think that we need more apartments in this area. Our crime rate is really high and this will only increase it more.	michelepaul57@icloud.com
78	2023-09-05	Della Harshfield	Louisville , United States	Because I don't want to be forced to move from my home that I've lived in for 40 years (since 1982)	blasein123@gmail.com
79	2023-09-09	Beverly Meschede	Louisville, KY, United States	We do not need more apartments and traffic emptying out on already congested 2-lane roads. Also, we have enough crime in the area. These types of dwellings bring more crime to the area.	bameschede@gmail.com
80	2023-09-13	Latasha Ducey	Louisville, United States	I live on this street and I do not feel this apartment complex is good for our street or community. The road on our street is deteriorating and in need of significant repairs, more traffic means more wear and tear on the road. Also the traffic in the mornings is already a mess during school months and this will add to the congestion going out and coming on to west pages, especially towards the Dixie end. The fire department also utilizes our street everyday and to have more traffic could/will potentially prevent the fire department from being able to effectively move down our street which will make arrival and life saving response much later. Seconds and minutes count during any emergency and adding more time to their response should be out of the question. Our area on our street is relatively nice and doesn't have a crime issue but this apartment complex is sure to draw that kind of activity.	latashanicole81@gmail.com
81	2023-09-15	DeeAnn Ducey	Louisville, United States	It's what's best for my neighborhood	deeannducey@gmail.com
82	2023-10-28	Noe Apolinar	Louisville, United States		noe.apolinar2019@gmail.com

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PLANNING & DESIGN
SERVICES

23-ZONE-0122

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

October 23, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: No to building apartments and rezoning to R7 at 4933 W. Pages Ln., Case# 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

The "E" in the CHASE Principles of the Plan 2040, A Comprehensive Plan for Louisville Metro means "Equitable." "Louisville Metro seeks to engage all citizens in the decision-making process and address the history of inequities and their on-going impacts, particularly among communities of color. Louisville Metro's built environment supports the creation of safe neighborhoods" and so on. If equitable means fair, unbiased, then why does this principle say, "particularly among communities of color?" That's not equitable, that's pointing out a particular community.

Anyway, I think these apartments that are to be built are for "affordable housing," using tax credits and federal and state subsidies. I live next door to a property rented out by Ethos Investments. Most of the time the tenants simply don't care about the trash strewn in the yard. The field behind it is only cut once a year, the grass gets over six feet high. Ethos Investments doesn't maintain the property now, how do I know they will maintain a 96-unit apartment complex? There is no safety living next door to this. There are rats, opossums, and snakes' gross! These animals transmit bacteria and diseases. I wish the tenants were more caring about their surroundings, but they're not.

I don't like the term equitable. Equitable treatment means we all end up in the same place. That's communism. Equality of outcomes enforced by the government.

Do not build apartments at 4933 West Pages Lane.

Sincerely
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

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OCT 24 2023

OFFICE OF PLANNING

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

October 15, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: Opposition to rezoning from R4 to R7 at 4933 West Pages Lane to build apartments, Case# 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

Today I am addressing the “S” in the CHASE Principles of the Plan 2040, A Comprehensive Plan for Louisville Metro. “S” means Sustainable, “encouraging green practices in development and redevelopment of buildings, transportation, and infrastructure. Louisville Metro maintains its existing infrastructure and encourages sustainable, high-quality development practices that provide livable, walkable communities while being harmonious with the natural environment.”

In other words, put everybody in high rise apartment buildings where their groceries, healthcare, jobs, and leisure are all within walking or biking distance. No thanks, I don’t want to live in a public prison. I like driving my gas guzzling car. I like being free.

Sustainability is a social goal for people to coexist on Earth over a long time, according to Wikipedia. This social goal wants to eliminate cars. Walking, biking, or using public transport is the way to maintain this definition of sustainable. I don’t like walking or biking or standing at a bus stop in the rain or snow and most people won’t. There have been discoveries of cars running on used vegetable oil, on water, and on garbage (methane gas). These types of programs do not get the attention they deserve because of the money the Chinese and the UN get by pushing more profitable Electric Vehicles and Lithium batteries.

Anyway, building more apartments in the field behind my house is not sustainable. The infrastructure at West Pages and Dixie Highway is a high-density area with no bike routes or walk routes. The proposed apartment complex in the field behind my house would not be a “walkable community.”

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258
Lisasmothers.ls@gmail.com

October 7, 2023

Jay Lockett
Metro Development Denter
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: Opposition To rezoning from R4 to R7 at 4933 West Pages Lane to build apartments, Case# 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

This letter is about the "A" part of the CHASE principles of the Plan 2040, A Comprehensive Plan for Louisville Metro. "A" means Authentic which goes into "recognizing important features such as buildings, parks, waterways in the built and natural environment." It promotes preservation and adaptive reuse of structures and land.

The four-acre field behind my house has always been just that, a field. Let's preserve the field. Granted the field is messy and overgrown with weeds, grass, rocks, and whatever else. Preserving it with better maintenance would "recognize important features" in the natural environment and make it "authentic." Recognizing the existing field and the single-family homes around it, four three story apartment buildings would not fit in.

"Adaptive reuse" of a property that has been an open field that grew corn and tobacco should not have four apartment buildings built on it. Adaptive reuse should be pedestrian friendly walkways, park space, bike or running paths, or baseball or soccer field, even gardening spaces.

Let's keep the field "authentic." Don't build apartments in the field at 4933 West Pages Lane.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258
Lisasmothers.ls@gmail.com

October 1, 2023

Jay Lockett
Metro Development Center
444 South Fifth Street, Third Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40202

Subject: Opposition to Rezoning from R4 to R7 to build apartments at 4933 West Pages Lane, Case # - ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

In this letter I am writing on the "H", Healthy part of Plan 2040, A Comprehensive Plan for Louisville Metro. "Healthy - Louisville Metro's built environment supports the natural environment by considering air, water, and soil quality while allowing for appropriate growth and development. Citizens have equitable access to parks, recreation, health care, and healthy food with no systemic and changeable differences in health between socially, economically, demographically, or geographically defined populations."

That said, an apartment has less windows for natural light and ventilation, so no fresh air. You will not be able to grow indoor plants that help remove harmful toxins in the air. I don't know if this new development will have balconies for the apartments or not. What about noise reduction? Are the apartments going to have soundproof building materials in them? I also feel that stuffing four apartment buildings in this field behind my house will not allow adequate space for physical activity or access to green spaces. The water supply should be safe from Louisville Water Company.

Yes, having access to good air, water, and soil quality does support a healthy human, but these apartments being crammed in a field will not. The residents' access to parks, fruits, vegetables, and healthcare will be dangerous due to the heavy traffic on the corner of West Pages and Dixie Highway. Crowded, cluttered apartments contribute to stress and anxiety for people. This is not healthy.

Please do not build a 96-unit apartment complex on 4 acres that has no safe access.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258
Lisasmothers.ls@gmail.com

September 24, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: Opposition to Rezoning from R4 to R7 to build apartments at 4933 West Pages Lane, Case# 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

The 2040 Plan, a Comprehensive Plan for Louisville, Metro utilizes the CHASE principles, C- connected, H- healthy, A- authentic, S- sustainable, E- equitable. In this letter I am addressing the "C- connected" part.

"Connected- a multimodal transportation system that considers users of all abilities, all modes, and provides safe, convenient access to jobs, housing opportunities, and regional and national transportation facilities."

The apartment complex being built is at the corner of Dixie Highway and West Pages Lane. Dixie Highway is a four-lane highway with center turning lanes at the stop light onto West Pages Lane and East Pages Lane. The crosswalk for crossing Dixie Highway is very short timed for pedestrians to cross and is very unsafe when a car is turning right on red. There is diverging, merging, weaving, and stopping at this corner that are all potential conflicts of crashes and pedestrian injuries or deaths.

The driveway opening to the proposed apartment complex onto West Pages Lane is directly across from a Thornton's store that has cars merging onto West Pages Lane. I have seen plenty of car accidents and close calls of pedestrians being injured since I live across the street from this. Since this proposed apartment complex is in a landlocked field, there is no alternative access. Most of the time, a side access or service road is safer because of slowed traffic to turn into.

This proposed apartment complex is not "Connected." It will not be safe for transportation or pedestrians. Until the whole corner of Dixie Highway and West Pages Lane is revamped, this is a bad idea.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258
Lisasmothers.ls@gmail.com

August 6, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: Opposition to Rezoning from R4 to R7, case # 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

The proposed rezoning to accommodate apartments in the field of 4933 West Pages Lane would increase the population in that area resulting in traffic jams at West Pages Lane and Dixie Highway. Thornton's convenient store is across the street from the proposed driveway of the 96 unit apartments being built. There have been numerous car wrecks already. There have been people hit by cars crossing the street to get to Thornton's on Dixie Highway and West Pages Lane.

I urge you to reconsider the proposed rezoning if only for the safety of adults and children just walking to Thorntons. That should be a number one concern!

Thank you for your attention to this matter.

Yours sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman, District 14
601 West Jefferson Street
Louisville, KY 40202

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23-ZONEPA-0082

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258
Lisasmothers.ls@gmail.com

August 13, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: Opposition to Rezoning from R4 to R7, case # - 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

I am writing this letter to address the high crime rate in the 40258 area. Looking at the Louisville Metro Police Department's Community Crime Map in a one-mile area of my house, in a two-week period dated 7/23/23 - 8/5/23, there were 40 serious crimes. There were 18 assaults, 3 motor vehicle thefts, 8 burglaries, 2 robberies, 3 vandalisms, 1 drug, and 1 each of domestic abuse, violation of EPO, criminal trespass, harassment, and fraud. The addition of apartments directly behind my house would cause an increase in crime.

Apartment can be noisy and crowded. The proposed construction is to have four- three story high buildings. That will eliminate any privacy for me or my neighbors since they are directly in our back yards. It's only ten steps from the field (the proposed apartment complex area) to my driveway and garage. That is easy pickens for a thief or robber or a druggie to commit a crime.

I urge you to reconsider the proposed rezoning and building of apartments in that field.

Thank you
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

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AUG 15 2023

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23-ZONEPA-0082

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258
Lisasmothers.ls@gmail.com

August 20, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: Opposition to Rezoning from R4 to R7, case # - 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

The neighborhood meeting held by Ashley Bartley on July 31, 2023, at the Southwest Regional Library showed a map of the proposed apartment lay-out in the field located behind my house. A gentleman asked a question about sewage and drainage. Ms. Bartley said she believed there was a sewage hookup at the ditch, the far west side of the development. Actually, that is for flood drainage not sewage. About 3 acres of the field has an annual chance of flooding according to the MSD FIRMS (Flood Insurance Rate Map) web site.

I feel like the new apartment development would cause more flooding in the yards of the homeowners along West Pages Lane since the field catches most of the rainwater drainage and is often flooded.

Please reconsider your plans of building a 96-unit apartment complex at 4933 West Pages Lane because of flooding around the existing properties.

Thank you,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

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23-ZONEPA-0082

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258
Lisasmothers.ls@gmail.com

September 3, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: Opposition to Rezoning from R4 to R7 4933 West Pages Lane, case # 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

At the website of LOJIC.org, the opening statement is, "The Planned Development District or PDD is intended to promote diversity and integration of uses and structures in a planned development through flexible design standards that create new development that is livable, diverse, and sustainable; Promote efficient and economic uses of land and respect and reinforce existing communities, integrating new development with existing development to ensure compatibility."

First, the development of the 96-unit apartment complex does not fit the design standards in the area by being three stories tall. The other structures in the immediate area of the field are one or two stories, so, it does not fit with the "existing development."

Second, the 96-unit apartment complex could not be sustainable by continued rental properties. The American dream is to own your own home. Continuing building of rentals would not "respect or reinforce existing communities." Home ownership makes people want to take care of the property. Most apartment complexes and rental homes I see are not kept up either by the owners or renters.

Third, access to the property. The field where the apartments are being built is land-locked. There is no secondary means to access the property. In the development plan, there is a 90-degree turn for access into the apartment complex. That would be inaccessible for a firetruck or ambulance to get through. How would that promote "livable, diverse, and sustainable" if people die not getting the help they need? The people could also die or be injured because there is no other way out of the area because the only access point is blocked. Do not build these apartments

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman

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SEP 08 2023

PLANNING & DESIGN
SERVICES

23-ZONEPA-0082

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258
Lisasmothers.ls@gmail.com

September 18, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: Opposition to Rezoning from R4 to R7 at 4933 West Pages Lane, Case# 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

Leaders have said that we need more "affordable housing" by making crammed-in apartment buildings in R4 neighborhoods. What a ruse! Higher population density drives up the costs of rent and home ownership.

There is a video that explains population density. The video starts with two rats that lived happily in a tunnel. Then they had offspring and the offspring had offspring, until they were killing each other for food and space. Humans become like rats, fighting over scarce resources that become more expensive as fewer people can afford them. High density areas make people feel more isolated and disconnected from their community. High density areas can make it more difficult to find affordable housing because rental prices become higher, homelessness grows.

Building costs for a 96-unit, 1000 square foot apartment will cost \$33,600,000.00. Apparently, there are tax credits from both the state and federal powers that be. Let's use the tax credits and money from the government to fix houses in this area that are vacant, there are six that I counted in a one block area of my home. Home ownership creates more responsible, richer, happier people.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258
Lisasmothers.LS@gmail.com

September 11, 2023

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: Opposition to Rezoning from R4 to R7 at 4933 West Pages Lane, Case# 23-ZONEPA-0082

Dear Mr. Lockett and Ethos Investments,

I hope this letter finds you well. Let's think about a rezone to R5 instead of R7. That would "respect and reinforce the existing development to ensure compatibility," as stated in the Planned Development District or PDD. There could be cottages or duplexes for people to own rather than rent. It could be a market garden or a neighborhood green.

It could be merged or sold to adjacent lots owned down the field. That way the new owners can make use of their extended back yards to use as they want.

Please don't cram a 96-unit apartment complex on 4 acres that has no safe access.

Sincerely,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

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SEP 15 2023

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Luckett, Jay

From: xtremegill@aol.com
Sent: Wednesday, July 19, 2023 8:55 PM
To: Luckett, Jay
Subject: 23-zonepa-0082

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Respond

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 live on West Pages, and these apartments that are going in are right behind my house, the proposed entrance to the apartments will be right across from Thorntons store. That area is already congested and accidents are happening every other day in that area and right now from apartments at the end of West pages that have already been built have made it so congested I'm not able to even get out of my driveway from 3 PM to 5 PM, these proposed departments will increase traffic so bad that there will be more accidents happening and more congested traffic and I will never be able to get out of my driveway and it's very dangerous as it is . Thank you for listening.

Sent from the all new AOL app for iOS

Address: 4933 West Pages

Case #: 23-ZONEPA-0083

RECEIVED

AUG 08 2023

PLANNING & DESIGN
SERVICES

Dear Mr. Luckett

I am writing this letter to voice my opposition to the proposed apartment complex at 4933 West Pages Ln. Case # 23-ZONEPA-0083. My name is Daryl Priddy and I own a property adjoining 4933 West Pages. The proposed apartment complex would have a negative effect on my property value as well as everyone in the surrounding area. Drainage would also be an issue as well as an increase in traffic. West Pages is one of the busiest streets in PRP and the intersection at West Pages and Dixie is one of the most dangerous. The increase in traffic and the close proximity of the proposed apartment complex entrance and the Dixie and West Pages intersection will result in an increase in traffic accidents and fatalities. The extra traffic and bottleneck it would cause would be a hindrance to emergency vehicles which often travel West Pages from the PRP Fire station located at the intersection of West Pages and Terry. I would also like to mention that there are already 5 apartment complexes consisting of over 500 apartments, within 1.5 miles of the proposed apartment complex at 4933 West Pages.

Thank you for your attention

23-ZONEPA-0082

Daryl Priddy

Luckett, Jay

From: Tony Renfro <tony.renfro@hotmail.com>
Sent: Friday, August 11, 2023 10:14 PM
To: Luckett, Jay
Cc: Fowler, Cindi
Subject: Opposition to 4933 West Pages Development

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hello

I just saw the proposal to build 96 unit apartments at the 4933 West Pages Lane by Metro Planning and Ethos Investments. I'm strongly opposed to this request and this attempt to jam these apartments behind current residence is ridiculous. This community is quickly becoming too crowded and traffic is becoming difficult to maneuver. Jamming this amount of housing in that small of an area is not beneficial to our community. Jamming 96 units and not adequate parking, is absolutely reckless to our infrastructure and safety.

Is Metro Louisville putting money, revenue and the potential tax payers in front of the safety and tranquility of our PRP community? What are you thinking?

There are many other areas that can be developed without crowding this area. It's easy for companies like Ethos with owners in the East End to overdevelop the Southend for profit.

Please consider this as an effort to protect our PRP and our Valley Station community.

Sincerely
Tony Renfro

Luckett, Jay

From: Williams, Julia
Sent: Wednesday, February 7, 2024 8:38 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#262]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, February 7, 2024 7:51 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#262]

Name * lisa smothers

Address * ☐
4935 west pages lane
Louisville, ky 40258
United States

Email lisasmothersls@gmail.com

Phone (502) 224-7502
Number

What is the 23-zone-0122
case number
of the
development
application?

*

Comments *

I oppose the change in zoning from R-4 to R-6 to build 78-unit apartments. I have five points.

The existing home on site will need to be removed, first, because I live next door and I want my LBA of 15 feet and 6-

foot privacy fence. The existing house encroaches on my LBA.

Second, there is a proposed 45 degree turn via a new access drive that seems unsafe to keep the existing home in place.

Third, I need to address that the landlocked field is a wetland. You can actually see the saturated ground (dark spots) in the aerial photograph. This needs to be inspected by the U.S. Army Corps of Engineers.

Fourth, I want to address that there are fifteen apartment complexes within a mile and a half circumference of the proposed apartment complex. They are listed in a letter that I wrote dated January 9, 2024. There is an overabundance of high-density multi-family housing in this area.

Fifth, it doesn't make sense to create a Suburban Marketplace Corridor for a play structure area that is 50 feet away from Dixie Highway, the builders should put it where the concrete ditch is located, that way the kids won't go onto Dixie Highway. Of course, it would be saturated with water most of the time because it's a wetland.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

Luckett, Jay

From: Davis, Brian
Sent: Wednesday, February 7, 2024 8:01 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#259]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 6, 2024 9:58 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#259]

Name *	Gwen Elzy
Address *	 10821 Alberta dr Fairdale, Ky 40118 United States
Email	mrsgwenelzy@gmail.com
Phone Number	(502) 681-5919
What is the case number of the development application? *	23-ZONE-0122
Comments *	<p>I am opposed to the rezoning and plans for an apartment complex at 4933 West Pages Lane</p> <p>There are more than or at least 6 other apartment complexes within a six mile radius of that address. I think it could go to a much better use.</p> <p>Please reconsider the residents in the area</p>
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

Luckett, Jay

From: Davis, Brian
Sent: Wednesday, February 7, 2024 8:01 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#260]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 6, 2024 10:22 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#260]

Name * Donnie Elzy

Address * 
10821 Alberta Dr
Fairdake, Ky 40118
United States

Email donnie1957@me.com

Phone Number (502) 262-5715

What is the case number of the development application? * 22-zone-0122

Comments * I am opposed to the reasoning and apartments being built at 4933 West Pages Lane. Too many apartments already in the immediate area

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

No


Luckett, Jay

From: Davis, Brian
Sent: Wednesday, February 7, 2024 8:00 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#261]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 6, 2024 11:38 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#261]

Name * DARYL PRIDDY

Address * 
5001 W PAGES LN
LOUISVILLE, KY 40258
United States

Email dtpriddy@twc.com

Phone (502) 931-3591
Number

What is the 23-zone-0122
case number
of the
development
application?

*

Comments *

I oppose the rezoning and apartment complex at 4933 West Pages. Currently there are at least six apartment complexes, consisting of over 700 units, within a two mile radius of 4933 West Pages. More apartments are not needed or wanted. They would do nothing to improve the neighborhood and only devalue the adjoining properties. This development would increase traffic on a street already very busy. A danger and hinderance to residents as well as

emergency vehicles which often travel West Pages from the PRP Fire Department. The entire four acres is very low and has had drainage issues for years. Providing adequate drainage would be difficult. I, as well as several neighbors, will sell our property and purchase another home if these apartments are constructed. Buying a home at todays prices and interest rates is not a pleasant prospect when one is retired or approaching retirement as some of us are. A life changing event.

Would you No
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *


Luckett, Jay

From: Davis, Brian
Sent: Wednesday, February 7, 2024 8:00 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#262]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, February 7, 2024 7:51 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#262]

Name * lisa smothers

Address * 
4935 west pages lane
Louisville, ky 40258
United States

Email lisasmothersls@gmail.com

Phone (502) 224-7502
Number

What is the 23-zone-0122
case number
of the
development
application?

*

Comments *

I oppose the change in zoning from R-4 to R-6 to build 78-unit apartments. I have five points.

The existing home on site will need to be removed, first, because I live next door and I want my LBA of 15 feet and 6-foot privacy fence. The existing house encroaches on my LBA.

Second, there is a proposed 45 degree turn via a new access drive that seems unsafe to keep the existing home in place.

Third, I need to address that the landlocked field is a wetland. You can actually see the saturated ground (dark spots) in the aerial photograph. This needs to be inspected by the U.S. Army Corps of Engineers.

Fourth, I want to address that there are fifteen apartment complexes within a mile and a half circumference of the proposed apartment complex. They are listed in a letter that I wrote dated January 9, 2024. There is an overabundance of high-density multi-family housing in this area.

Fifth, it doesn't make sense to create a Suburban Marketplace Corridor for a play structure area that is 50 feet away from Dixie Highway, the builders should put it where the concrete ditch is located, that way the kids won't go onto Dixie Highway. Of course, it would be saturated with water most of the time because it's a wetland.

Would you like the Louisville Metro case manager to contact you to discuss your comments? *



Luckett, Jay

From: Williams, Julia
Sent: Tuesday, February 6, 2024 10:56 PM
To: Luckett, Jay
Subject: Fwd: Public Hearing Item Comment Form [#259]

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPad

Begin forwarded message:

From: Louisville Metro <no-reply@wufoo.com>
Date: February 6, 2024 at 9:57:51 PM EST
To: "Haberman, Joseph" <Joseph.Haberman@louisvilleky.gov>, "Williams, Julia" <Julia.Williams@louisvilleky.gov>
Cc: "Davis, Brian" <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#259]
Reply-To: mrsgwenelzy@gmail.com

Name * Gwen Elzy

Address * 
10821 Alberta dr
Fairdale, Ky 40118
United States

Email mrsgwenelzy@gmail.com

Phone Number (502) 681-5919

What is the case number of the development application? * 23-ZONE-0122

Comments *
I am opposed to the rezoning and plans for an apartment complex at 4933 West Pages Lane
There are more than or at least 6 other apartment complexes within a six mile radius of that address. I think it could go to a much better use. Please reconsider the residents in the area

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

No

10/10/2019 10:10:10 AM

Luckett, Jay

From: Haberman, Joseph
Sent: Tuesday, February 6, 2024 2:21 PM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#258]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 6, 2024 2:17 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#258]

Name * Donna Burris

Address *



4405 S. Brook street
Louisville , KY 40214
United States

Email Donnab553.bd@gmail.com

What is the case number of the development application? * 23-zone-0122

Comments * Hello, I am writing this to verbally communicate, that I stand in agreement with the opposition of the proposal for apartments at Dixie Hwy and West Pages Lane.

Would you like the Louisville Metro case manager to contact you to discuss your comments? * No

▪

June 27, 2024

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: 23-ZONE-0122, Rezone from R4 to R6 to build 78-unit apartment complex,
OPPOSITION LETTER.

Dear Planning Commission,

The neighborhood form of the apartments behind single family homes will not blend into the existing landscape because of being 3-stories high. This is not compatible or at scale with the surrounding area.

The neighborhood form will be diminished in function because the site plan does not designate a use for bicycles or pedestrians. A school bus does not fit in the parking area to pick up children as they had to make a special firetruck lane behind the apartments.

The neighborhood form will be compromised because construction of the firetruck lane will unearth all the trees from the Metro Arts Center because of the LBA waiver.

Yours Truly,
Lisa Smothers

CC: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

RECEIVED

JUL 01 2024

OFFICE OF PLANNING

23-ZONE-0122

June 28, 2024

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: 23-ZONE-0122, Rezone from R4 to R6 to build 78-unit apartment complex,
OPPOSITION LETTER.

Dear Planning Commission,

The waivers will adversely affect adjacent property owners.

1. The removal of 200-300-foot-tall trees of the LBA of the Metro Arts Center for a firetruck lane.
2. The LBA of 4935 West Pages Lane for the house to remain for an office and the end of my driveway for a "WALK."
3. Using the end of the parking lot of Primpology for a playground. Primpology is a hair salon that uses that part of the parking lot for their business.

There are residents in the house, "to be used as an office," that would be displaced by this proposal.

The site has environmentally sensitive areas which is the riverine. In the site plan it is described as a concrete ditch. This riverine is a wetland.

Yours Truly
Lisa Smothers

CC: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

RECEIVED

JUL 01 2024

OFFICE OF PLANNING

23-ZONE-0122

June 26, 2024

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

RECEIVED

JUN 28 2024

OFFICE OF PLANNING

SUBJECT: 23-ZONE-0122, Rezone from R4 to R6 to build 78-unit apartment complex,
OPPOSITION LETTER.

Dear Planning Commission,

I am writing this letter about the waivers of the site plan that is stamped "received May 30, 2024, Planning and Design Services."

The waiver on the property buffer between R6 and C2 internal to property for play equipment and seating would be unsafe since it's only 250' from Dixie Highway as stated in the Zoning Justification 4933 W Pages Lane statement.

The next waiver to permit existing house (to be used as a leasing office) to encroach into LBA by 4935 W. Pages Lane, will adversely affect me as people will use my driveway as a sidewalk to get to Thornton's Store across the street and it would be used as a school bus stop since there is a "WALK" on the site plan at the end of my driveway. It is not a shared driveway as stated in the site plan.

The last waiver to permit grass paver fire lane to encroach into northern LBA, is not a good idea. At first, I thought it was, but since the rear of the buildings (apartments) have sliding glass patio doors, people will park their cars, put up swing sets, and outdoor grills on the grass pavers of the firetruck lane.

Please reconsider these waivers as unsafe and will adversely affect adjacent property owners.

Yours Truly,
Lisa Smothers

CC: Cindi Fowler, Councilwoman

23-ZONE-0122

June 25, 2024

Lisa Smothers
4935 West Pages Lane
Louisville, Ky 40258

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

RECEIVED

JUN 27 2024

OFFICE OF PLANNING

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: 23-ZONE-0122, Rezone from R4 to R6 to build 78-unit apartment complex,
Opposition Letter.

Dear Planning Commission,

Continuing with the Zoning Justification 4933 W Pages Lane “--Land Use and Development
Goal 4: Community Form, #2 Encourage preservation of cultural features: This site does
not have any distinct cultural features. “

Yes, it does. The site is a wetland and has distinct animals and plants living there. That’s
why it is flooded and soggy most of the year. There are cattails in the ditch. I have seen
ducks and chicken hawks nesting and flying in the area.

“Land Use and Development Goal 3: Housing. #1. Encourage fair and affordable housing
by providing varied housing costs. This proposal provides an alternate housing style than
what is prevalent in the area (single family homes) and may provide an opportunity for
varied socioeconomic housing.”

Everything doesn’t have to be aimed at low income. There are 15 apartment complexes in
a 1.5-mile radius of this proposed development. They all have vacancies and provide low-
income needs. Please no more apartments.

“Land Use and Development Goal 3: Mobility. #21. Avoid direct residential access to high-
speed roadways. Access to the site is via W Pages Lane, a local road.”

The statement before this said it was 250’ from Dixie Highway, 45 MPH. People from the
proposed complex will walk to Dixie Highway through other private property and people
will walk through my driveway to get to Thorntons store across West Pages Lane, 35 MPH.
Fee-in-lieu, yes, I want lots of money if the people from the apartments are going to use my
driveway as a sidewalk.

From: Lisa Smothers
CC: Cindi Fowler, Councilwoman

23-ZONE-0122

June 17, 2024

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

RECEIVED

JUN 17 2024

OFFICE OF PLANNING

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

Subject: 23-Zone-0122, Rezone from R4 to R6 to build 78-unit apartment complex,
Opposition letter.

Dear Planning Commission,

In the Zoning Justification statement, --

#7. Locate higher density near major transportation facilities. The Site plan shows a playground at the beginning of the development that is 250' from Dixie Highway and no fencing around it.

#9. Ensure appropriate transition between uses that are different in scale and intensity. Having a 3-story apartment building forty feet from the end of my driveway is not appropriate for my privacy, third floor residents will easily see in my windows and garage. I will have a 3-story building in my backyard. This area has only 1-2 story buildings. This will not be an appropriate transition.

#10. Avoid sites with environmental constraints. The site is on a wetland, the ditch is riverine. Building 3-story apartments without crawlspaces or basements will be flooded every year. This is a major environmental constraint.

Yours Truly,
Lisa Smothers

CC: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202

10/10/20

10/10/20

Luckett, Jay

From: Williams, Julia
Sent: Monday, June 10, 2024 8:17 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#291]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Sunday, June 9, 2024 9:29 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#291]

Name * lisa Smothers

Address * ☐
4935 West Pages Lane
Louisville, KY 40258
United States

Email lisasmothersls@gmail.com

Phone (502) 224-7502
Number

What is the 24-ZONE-0122
case number
of the
development
application?

*

Comments *

1. It does not fit the Middle Housing Plan or Neighborhood Form Land Development Code with 3-story buildings around 1-story homes. There will be 3-story buildings in our backyards.

2. On the Site Plan, a "walk" is at the end of my driveway on West Pages Lane. I do not want a "walk" there. It will be a

throughfare to Thornton's and a bus stop for 15-20 children going to school morning and afternoon. I do not want children gathered at the end of my driveway. It is unsafe.

3. All the buildings are on slabs. There is no crawlspace or basement in the design for the floodplain (wetland) near the "intermittent stream within a concrete ditch."

4. I object to the waiver to encroach on my LBA. I want a 15-foot LBA with a 6-foot fence instead of leaving the "existing structure" for an office.

5. The "Trip Generation Manual" method estimates future traffic volumes, not actual calculations. "The actual traffic volume will occur after the proposed development is operational, when the ACCURACY CONSEQUENCES will be difficult to correct." --per page 33 of the October 2021 ITE Journal which developed the 11th Edition of the Trip Generation Manual.

6. The traffic analysis data only incorporates vehicles, it did not include a school bus stop, bicycles, or pedestrians.

7. There is also an error in the "Analysis" of the traffic report. It says the "eastbound Right Turn increased from 285 feet to 315 feet." In the chart above this statement, it is the Eastbound LEFT. You can turn right on red. I am sure there are other errors.

They also should have calculated the ins and outs of Thornton's store across the street from the proposed entrance of the apartment complex.

Yours Truly

Lisa Smothers

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

Luckett, Jay

From: Williams, Julia
Sent: Saturday, March 9, 2024 6:14 PM
To: Luckett, Jay
Subject: Fwd: Public Hearing Item Comment Form [#270]

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Sent from my iPad

Begin forwarded message:

From: Louisville Metro <no-reply@wufoo.com>
Date: March 9, 2024 at 9:15:07 AM EST
To: "Haberman, Joseph" <Joseph.Haberman@louisvilleky.gov>, "Williams, Julia" <Julia.Williams@louisvilleky.gov>
Cc: "Davis, Brian" <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#270]
Reply-To: lisasmothersls@gmail.com

Name * lisa smothers

Address * 
4935 West Pages Lane
Louisville, KY 40258
United States

Email lisasmothersls@gmail.com

Phone Number (502) 224-7502

What is the case number of the development application? * 23-ZONE-0122

Comments * The ditch near the backward "L-shaped" building is Riverine according to The National Wetlands Inventory at <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>. I read that you cannot build within 300 feet of a riverine. This area is also ZONE AE on the FEMA FIRMS flood map. The apartment

buildings will be 3 floors on a slab, no basements or elevations. This is a flood area. This field should be inspected by USACE before being built upon.

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

Yes



Luckett, Jay

From: Williams, Julia
Sent: Thursday, February 22, 2024 8:41 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#266]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Thursday, February 22, 2024 12:28 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#266]

Name * DARYL PRIDDY

Address *



5001 W PAGES LN
LOUISVILLE, Kentucky 40258
United States

Email dtpriddy@twc.com

Phone (502) 931-3591

Number

What is the 23-ZONE-122
case number
of the
development
application?

*

Comments *

Some information in the Land Development and Transportation Committee staff report is incorrect. Several apartment complexes are not shown on the map of other multi-family housing: 1 mile radius. Apartments located at Fury Way, Cofer Avenue, Paramount Drive, Oak Park Drive, Maryman Road and Standing Oak Drive are all within 1 mile of 4933

West Pages but not shown on map. Another large complex located at West Pages and Terry Road is approximately 1.25 miles from 4933 West Pages. And more on Bayshore Court, Yucca Lane and Feyhurst Drive are just over a mile away. No more apartments. They would not fit with surrounding properties. Towering over them. Blocking out the sky. No rezoning.

Would you like the Louisville Metro case manager to contact you to discuss your comments? * ☐ No

Lisa Smothers
4935 West Pages Lane
Louisville, KY 40258

February 26, 2024

Jay Lockett
Metro Development Center
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Ethos Investments, LLC
12017 Lavenia Lane
Louisville, KY 40272

SUBJECT: #23-ZONE-0122, Rezone from R4 to R6 to build 78-unit apartment complex,
Opposition letter.

Dear Mr. Lockett and Ethos Investments,

The National Wetlands Inventory at <https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper>, displays the “ditch” as a riverine. I read that you cannot build within 300 feet of a riverine.

Please have the area inspected by the United States Army Corps of Engineers before construction since some of the area is also ZONE AE on the FEMA FIRMS Flood Map.

I have enclosed a picture from the National Wetlands Inventory.

Thank You,
Lisa Smothers

Cc: Cindi Fowler, Councilwoman
601 West Jefferson Street
Louisville, KY 40202



U.S. Fish and Wildlife Service

National Wetlands Inventory

4933 West Pages Lane Lou., KY 40258



February 26, 2024

Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|----------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Other |
| | | | Freshwater Pond | | Riverine |

This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Luckett, Jay

From: Williams, Julia
Sent: Wednesday, February 21, 2024 8:45 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#265]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, February 21, 2024 8:09 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#265]

Name * lisa smothers

Address *



4935 West Pages Lane
Louisville, KY 40258
United States

Email lisasmothersls@gmail.com

Phone (502) 224-7502
Number

What is the 23-ZONE-0122
case number
of the
development
application?

*

Comments *

Riverine Floodplain. The field is a Riverine Floodplain which is a Wetland. The proposed apartment complex in the 4 and half-acre field has a "concrete drainage ditch". It is listed as a Riverine on the Wetlands Mapper on the National Wetlands Inventory website. According to FEMA, a third of the area for the construction of the apartments is in ZONE

AE. It looks like the apartment buildings will be three story on a slab, with no basement or elevation. In order to be 100% sure, this site needs to be inspected by the local United States Army Corp of Engineers before construction begins since I have seen mallard ducks, red-tailed hawks, and also ponded water in the field.

from lisa smothers

Would you Yes

like the

Louisville

Metro case

manager to

contact you

to discuss

your

comments? *

■

Luckett, Jay

From: Williams, Julia
Sent: Wednesday, February 7, 2024 8:38 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#262]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, February 7, 2024 7:51 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#262]

Name * lisa smothers *

Address * ☐
4935 west pages lane
Louisville ky 40258
United States

Email lisasmothersls@gmail.com

Phone (502) 224-7502
Number

What is the 23-zone-0122
case number
of the
development
application?

*

Comments *

I oppose the change in zoning from R-4 to R-6 to build 78-unit apartments. I have five points.

The existing home on site will need to be removed, first, because I live next door and I want my LBA of 15 feet and 6-

foot privacy fence. The existing house encroaches on my LBA.

Second, there is a proposed 45 degree turn via a new access drive that seems unsafe to keep the existing home in place.

Third, I need to address that the landlocked field is a wetland. You can actually see the saturated ground (dark spots) in the aerial photograph. This needs to be inspected by the U.S. Army Corps of Engineers.

Fourth, I want to address that there are fifteen apartment complexes within a mile and a half circumference of the proposed apartment complex. They are listed in a letter that I wrote dated January 9, 2024. There is an overabundance of high-density multi-family housing in this area.

Fifth, it doesn't make sense to create a Suburban Marketplace Corridor for a play structure area that is 50 feet away from Dixie Highway, the builders should put it where the concrete ditch is located, that way the kids won't go onto Dixie Highway. Of course, it would be saturated with water most of the time because it's a wetland.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

■

Luckett, Jay

From: Davis, Brian
Sent: Wednesday, February 7, 2024 8:01 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#259]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 6, 2024 9:58 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#259]

Name * Gwen Elzy

Address * 
10821 Alberta dr
Fairdale, Ky 40118
United States

Email mrsgwenelzy@gmail.com

Phone Number (502) 681-5919

What is the case number of the development application? * 23-ZONE-0122

Comments * I am opposed to the rezoning and plans for an apartment complex at 4933 West Pages Lane
There are more than or at least 6 other apartment complexes within a six mile radius of that address. I think it could go to a much better use.
Please reconsider the residents in the area

Would you like the Louisville Metro case manager to contact you to discuss your comments? * No

Luckett, Jay

From: Davis, Brian
Sent: Wednesday, February 7, 2024 8:01 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#260]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 6, 2024 10:22 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#260]

Name * Donnie Elzy

Address * 
10821 Alberta Dr
Fairdake, Ky 40118
United States

Email donnie1957@me.com

Phone Number (502) 262-5715

What is the case number of the development application? * 22-zone-0122

Comments * I am opposed to the reasoning and apartments being built at 4933 West Pages Lane. Too many apartments already in the immediate area

Would you like the Louisville Metro case manager to contact you to discuss your comments? * No


Luckett, Jay

From: Davis, Brian
Sent: Wednesday, February 7, 2024 8:00 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#261]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 6, 2024 11:38 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#261]

Name * DARYL PRIDDY

Address * 
5001 W PAGES LN
LOUISVILLE, KY 40258
United States

Email dtpriddy@twc.com

Phone (502) 931-3591
Number

What is the 23-zone-0122
case number
of the
development
application?

*

Comments *

I oppose the rezoning and apartment complex at 4933 West Pages. Currently there are at least six apartment complexes, consisting of over 700 units, within a two mile radius of 4933 West Pages. More apartments are not needed or wanted. They would do nothing to improve the neighborhood and only devalue the adjoining properties. This development would increase traffic on a street already very busy. A danger and hinderance to residents as well as

emergency vehicles which often travel West Pages from the PRP Fire Department. The entire four acres is very low and has had drainage issues for years. Providing adequate drainage would be difficult. I, as well as several neighbors, will sell our property and purchase another home if these apartments are constructed. Buying a home at todays prices and interest rates is not a pleasant prospect when one is retired or approaching retirement as some of us are. A life changing event.

Would you like the Louisville Metro case manager to contact you to discuss your comments? *


Luckett, Jay

From: Davis, Brian
Sent: Wednesday, February 7, 2024 8:00 AM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#262]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Wednesday, February 7, 2024 7:51 AM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#262]

Name * lisa smothers

Address * 
4935 west pages lane
Louisville, ky 40258
United States

Email lisasmothers1s@gmail.com

Phone (502) 224-7502
Number

What is the 23-zone-0122
case number
of the
development
application?

*

Comments *

I oppose the change in zoning from R-4 to R-6 to build 78-unit apartments. I have five points.

The existing home on site will need to be removed, first, because I live next door and I want my LBA of 15 feet and 6-foot privacy fence. The existing house encroaches on my LBA.

Second, there is a proposed 45 degree turn via a new access drive that seems unsafe to keep the existing home in place.

Third, I need to address that the landlocked field is a wetland. You can actually see the saturated ground (dark spots) in the aerial photograph. This needs to be inspected by the U.S. Army Corps of Engineers.

Fourth, I want to address that there are fifteen apartment complexes within a mile and a half circumference of the proposed apartment complex. They are listed in a letter that I wrote dated January 9, 2024. There is an overabundance of high-density multi-family housing in this area.

Fifth, it doesn't make sense to create a Suburban Marketplace Corridor for a play structure area that is 50 feet away from Dixie Highway, the builders should put it where the concrete ditch is located, that way the kids won't go onto Dixie Highway. Of course, it would be saturated with water most of the time because it's a wetland.

Would you Yes
like the
Louisville
Metro case
manager to
contact you
to discuss
your
comments? *

Luckett, Jay

From: Williams, Julia
Sent: Tuesday, February 6, 2024 10:56 PM
To: Luckett, Jay
Subject: Fwd: Public Hearing Item Comment Form [#259]

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPad

Begin forwarded message:

From: Louisville Metro <no-reply@wufoo.com>
Date: February 6, 2024 at 9:57:51 PM EST
To: "Haberman, Joseph" <Joseph.Haberman@louisvilleky.gov>, "Williams, Julia" <Julia.Williams@louisvilleky.gov>
Cc: "Davis, Brian" <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#259]
Reply-To: mrsgwenelzy@gmail.com

Name * Gwen Elzy

Address * 
10821 Alberta dr
Fairdale, Ky 40118
United States

Email mrsgwenelzy@gmail.com

Phone Number (502) 681-5919

What is the case number of the development application? * 23-ZONE-0122

Comments *
I am opposed to the rezoning and plans for an apartment complex at 4933 West Pages Lane
There are more than or at least 6 other apartment complexes within a six mile radius of that address. I think it could go to a much better use.
Please reconsider the residents in the area

Would you like the Louisville Metro case manager to contact you to discuss your comments? *

No

Luckett, Jay

From: Haberman, Joseph
Sent: Tuesday, February 6, 2024 2:21 PM
To: Luckett, Jay
Subject: FW: Public Hearing Item Comment Form [#258]

Follow Up Flag: Follow up
Flag Status: Flagged

From: Louisville Metro <no-reply@wufoo.com>
Sent: Tuesday, February 6, 2024 2:17 PM
To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>
Cc: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Public Hearing Item Comment Form [#258]

Name * Donna Burris

Address *



4405 S. Brook street
Louisville , KY 40214
United States

Email Donnab553.bd@gmail.com

What is the case number of the development application? * 23-zone-0122

Comments * Hello, I am writing this to verbally communicate, that I stand in agreement with the opposition of the proposal for apartments at Dixie Hwy and West Pages Lane.

Would you like the Louisville Metro case manager to contact you to discuss your comments? * No

