

Davis, Brian

From: David Steff <drsteff@bellsouth.net>
Sent: Friday, October 7, 2022 4:59 PM
To: Clark, Molly
Cc: Peden, James; Torsky, John; Jay Leeds; Larry G. Oetzel; Janette Breckenridge; Robin Wade; Apple Valley Board; Bob Farmer; david steff
Subject: Opposition letter case 22-RSub-005
Attachments: Document 14.docx

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Ms. Clark

I would like the attached letter added to the case file of 22-RSub-0005

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10/7/2022

To: Molly Clark

Louisville Planning and Design

From: David Steff President Apple Valley POA

Ref: 22-RSub-0005

Ms. Clark,

This letter is in opposition to the current proposal of 22-RSub-005 that Commissioner Jeff Brown is insisting be added to the plan for a stub street to the southern parcel that would exit out onto east Manslick. The street is not needed as there is ample access to the existing streets around the development. Below are just a few of the reasons.

1. If the parcel of undeveloped land has apartment or condos built on it then the streets would be private. I believe there is an ordinance or rule in the LDC which states you cannot go from a public street through a private street to a public.
2. East Manslick has become a dangerous road to travel in the last few years due to over 400 apartments built in the Highview area. Traffic on Buelah Church Road in the afternoons can stretch at least two blocks from the light at Fegenbush and Buelah Church and people are starting to use narrow East Manslick as a cut thru to get around it. This intersection was already a nightmare and adding an access road into a major subdivision will only increase the danger. East Manslick is an old county road that I narrow and has no area on the sides for recovery if you run off the road.
3. This proposed road will be a direct access into the major subdivision of Apple Valley. It is not needed. We currently have 5 entrances into Apple Valley and with the proposed connection of Rome Beauty Way it will make 6. It serves no purpose. First responders will not use this entrance.

There is times connectivity is good and then there is times it is a waste of money and we, the Board of Apple Valley POA, feel this one of those times. Sometimes it

is best to look and listen to what residents who live in this area every day and know how it is out here than to sit on a board and make decisions for residents when you do not live here.

Respectively

David Steff President
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