

Clark, Molly

From: rebeccab <rebeccab1010@gmail.com>
Sent: Thursday, January 23, 2025 12:16 PM
To: Clark, Molly
Subject: 24-ZONEPA-0084

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

Good morning,

I have spoken to you before about the above Crawford Avenue Multi Family complex.

You have sent me "Agency Review Comments" I think, it was in November. I have looked online and can not find if any, or all of the problems have been addressed.

We have another meeting coming up early February, and I wanted to have all of my facts before this meeting.

One thing I want to say is that since the entrance has changed from Crawford to Textile, that should be reflected on the submission. They have also added some sort of "mulch path" along the entrance way. I hope this is not taking the place of a sidewalk. I wonder who will take care of the maintenance on this?

The neighbors are also concerned about the water flow. Right now they are going to supposedly route it to a drainage ditch on Crawford. At the moment that large ditch is full of ice, with all the snow not melted yet, the ice is only a few feet from being on Crawford Ave.

There is also a concern about habitat displacement with the seasonal wetland behind our property.

We are suspicious of what we are being told by the lawyers Bardenwerper, Talbott and Roberts. They have out and out lied to us at the last meeting, saying the project had already been approved by MSD. And also stating that you had approved some things that we knew you had not, (having spoken to you the day before).

Christian Barr, the owner of this property, has bought and flipped a few houses in our neighborhood. He does a really shoddy job of flipping. I have been in the house he owns next to us, he "fixed it up" but the floor in the kitchen is sagging under your feet. He rents that out. The road he wants to put from Textile will be running just a few feet from the side of this house. The house is not on the any submission of the development plans.

All in all, we feel that we can not trust what any of them tell us.

If possible I would like a new Agency Review to be emailed to me, if one has been made.

Thank you so much

Rebecca Beasley

Clark, Molly

From: Hannah Renfro <renfro.hannah@gmail.com>
Sent: Monday, December 2, 2024 5:57 PM
To: Blazis, Heather
Cc: Clark, Molly; Heidi McRennary
Subject: Re: 24-ZONEPA-0084

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This is very helpful Heather. You've been so incredibly helpful, thorough, and responsive. Really appreciate you.

- Hannah Renfro

On Mon, Dec 2, 2024 at 12:10 PM Blazis, Heather <heather.blazis@louisvilleky.gov> wrote:

Good afternoon, Hannah. I hope you all had a good Thanksgiving. I will let Molly respond with more detail when she returns, but I can give you some information. They have applied for the change in zoning needed to do the proposed development. The next step is that they will be assigned a date to go before the Land development and transportation board. Before that MSD must review and approve the plan and I believe transportation looks at it for any concerns they have. At the LDT meeting constituents can sign up to speak in favor or against the project (the technical aspects that are discussed at this meeting) in person or online. Anyone that has signed up with Molly to receive notifications should receive notice when the date of that meeting is scheduled. The Council office will be notified as well, but that will be a different Councilmember and Legislative Assistant at that time so I am not sure if they will put it in their eNewsletter like we did. I hope this information helps.

Take care,

Heather



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

From: Hannah Renfro <renfro.hannah@gmail.com>
Sent: Wednesday, November 27, 2024 12:40 PM
To: Clark, Molly <Molly.Clark@louisvilleky.gov>; Blazis, Heather <heather.blazis@louisvilleky.gov>

Cc: Heidi McRennary <hmcren@gmail.com>

Subject: Re: 24-ZONEPA-0084

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Hello! What is the current step this project proposal is in? I think the new zoning proposal is Record 24-ZONE-0128.

I want to make sure our neighborhood understands where this is at and the next steps. There are so many safety concerns about this project.

Thanks for your help!

- Hannah Renfro

On Wed, Oct 9, 2024 at 5:09 PM Clark, Molly <Molly.Clark@louisvilleky.gov> wrote:

Hello Hannah,

I apologize for the late response as I have been out of town.

I received your revised comment and have added it to the record.

Best,

Molly Clark

Planner II

Office of Planning

Louisville Metro Government

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



OFFICE OF PLANNING

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

Sent: Saturday, October 5, 2024 10:41 PM

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

Cc: Heidi McRennary <hmcren@gmail.com>

Subject: 24-ZONEPA-0084

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

At the last public meeting, several homeowners raised serious concerns about safety, traffic, and the owner of the proposed apartment complex. The City should reject this proposal. Approving this zoning change and the apartment complex proposal will result in increased traffic on narrow, dead end streets, increase congested traffic on the most deadly section of the most deadly highway in the region, and create major safety issues by adding 46 apartment units to a small neighborhood area. Where will kids living in this proposed complex ride their bikes? Where will families take walks? Where will kids play? Where will families walk their dogs? How will these narrow streets manage traffic from at least 86 new cars? This is a dangerous proposal for the current residents and the proposed new residents. Louisville needs more affordable housing but it needs to be smart, sustainable affordable housing options. And it should not come at the expense of current affordable housing homeowners in our neighborhood. Where will we move when Crawford, Textile, and Ash are no longer safe? We will be pushed outside of Louisville, including elderly families who have lived on Crawford their entire lives, veterans who bought

their first home less than a year ago, first time homeowners with kids who are fixing up houses for their families.

Thank you for your consideration,

Hannah

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

--

Hannah Renfro

She/Her/Hers

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Clark, Molly

From: Clark, Molly
Sent: Friday, November 8, 2024 11:31 AM
To: 'rebeccab'
Subject: RE: 24-Zone-0128
Attachments: 24-ZONE-0128_agencycomments_110824.pdf

Hello Rebecca,

I apologize, I missed this initial email back in October.

There are several concerns that still need to be addressed. It appears notice was not done properly for the second neighborhood meeting so a 3rd meeting will need to be held.

Please see the attached to see what comments still need to be addressed.

Best,

Molly Clark
Planner II
Office of Planning
Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202



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From: rebeccab <rebeccab1010@gmail.com>
Sent: Wednesday, October 23, 2024 11:49 AM
To: Clark, Molly <Molly.Clark@louisvilleky.gov>
Subject: 24-Zone-0128

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Good morning,

I have spoken to you on the phone about this new zoning. I also sent an email stating what we see are problems with the development.

I see today that the plan has been accepted.

Are any of our concerns going to be addressed? The horrible traffic and flooding it will bring.

The fear that heavy machinery will collapse our road and the sewer under it. Thats a big issue for us.

Also, they presented us with no plan for a fence to keep random people off our property.

At this point, is there anything else we can do?

Anyway, what else can we do?

Thank you,
Rebecca Beasley

Clark, Molly

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

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

Thank you for your consideration,
Hannah

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

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

--

Hannah Renfro
She/Her/Hers

Clark, Molly

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

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Please send the presentation at your convenience.

Thank you,

Mike Mulhall

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

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



Land Law

BARDENWERPER TALBOTT & ROBERTS, PLLC

Attorneys at Law

www.bardlaw.net

(Celebrating 37 Years in 2024)

502-426-6688 ext. 139 (W)

502-777-8831 (M)

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

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

Nicholas and Molly,

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

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

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

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

Thank you,

Mike Mulhall, P.E.

Pace Contracting, LLC

C: 502.471.1158

Clark, Molly

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

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

Heather



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

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

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

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

- Hannah Renfro

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

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

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

Best,

Molly Clark

Planner II

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

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

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

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

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

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

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

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

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

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

Hannah Renfro

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

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



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

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

Thanks,

Hannah

- Hannah Renfro

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

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

Thank you,

Heather



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

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

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

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

Name Hannah Renfro

Address



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

Phone (262) 220-4809

Number

Email * renfro.hannah@gmail.com

Comments

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

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Hannah Renfro

She/Her/Hers

Clark, Molly

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

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Address



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Email * renfro.hannah@gmail.com

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

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

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

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--

Hannah Renfro
She/Her/Hers

Clark, Molly

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

Molly,

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

Thank you,
Heather



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

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

Name Hannah Renfro

Address 

4616 Crawford Ave
Louisville, KY 40258
United States

Phone Number (262) 220-4809

Email * renfro.hannah@gmail.com

Comments

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