



VAUGHN PETITT LEGAL GROUP, PLLC

Kyle M. Vaughn
kvaughn@vplegalgroup.com

October 25, 2017

VIA HAND DELIVERY

Councilwoman Julie Denton
601 West Jefferson Street
Louisville, KY 40202

RE: 17ZONE1032; Inclusion of Buffer Wall Between Proposed Bryant Farms
Development and Existing Gardiner Park Subdivision

Councilwoman Denton,

I am writing on behalf of the Gardiner Park Homeowners' Association to request that you please urge Metro Louisville's Planning and Zoning, and specifically the Land Development and Transportation Committee, to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. In other words, please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code.

As you know, the Bryant Farm property adjacent to Gardiner Park is in the process of being developed into a subdivision consisting of approximately 105 residential lots. Gardiner Park and this new development will not be connected by any roads, but will share a border along Gardiner Park's western edge. During the development of the plans for the Bryant Farm Subdivision, several Gardiner Park HOA Board members met with Bill Bardenwerper, counsel for the owner/developer of the subdivision, and Rocco Pigneri, the Louisville Operations Manager for Ball Homes. During that meeting there were discussions about adding a buffer wall and/or landscaping to the border which would separate the two distinct neighborhoods. Although no final resolution was reached during those meetings, Mr. Bardenwerper seemed to agree with the proposed buffer wall and remarked that he had previously had other clients successfully implement such a solution.

On July 10, 2017, a neighborhood meeting was held by the developer of the subdivision, Ball Homes. At that time, concerns were raised regarding the lack of a buffer between the proposed Bryant Farm Subdivision and Gardiner Park. Specifically, a request was made that the back of proposed lots 14 – 24 include landscaping or tree retention for this purpose. At an August 12, 2017 public meeting, Mr. Bardenwerper's presentation referenced a buffer wall and displayed it in his slide show. However, since the two public meetings, Ball Homes has submitted two revised site plans, neither of which include a buffer between the proposed subdivision and Gardiner Park. According to Mr. Bardenwerper, Ball Homes' Corporate office has not yet responded to the



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request to add a buffer. Subsequent attempts by Gardiner Park to contact Mr. Pigneri have been met with silence.

The Cornerstone 2020 Comprehensive Plan was adopted on June 15, 2000 by the Louisville and Jefferson County Planning Commission. According to the plan, “one recurring theme throughout the visioning and committee processes was a focus on the creation of community – how to plan to bring people together in livable communities, each with a distinct sense of place.” Cornerstone 2020, p. 1. This vision led to the adoption and recognition of community forms and the form district concept. The Comprehensive Plan envisioned several distinct form districts, one of which is the village form district. Goal C1 of the Comprehensive plan is to “[s]upport the redevelopment, enhancement and preservation of existing neighborhoods and villages to provide safe and healthy places to live where residents share a sense of place.” Cornerstone 2020, p. 16. In furtherance of this goal, the plan encourages new developments to “[e]nsure compatibility of new developments with the existing blockface and with abutting uses by high quality design and compatibility of building types.” Objective C4.6 further states that “[w]hen these measures afford insufficient protection for abutting uses, [developers should] provide buffering, screening or other techniques to mitigate any nuisance which may reasonably be foreseen from the proposed development.” Cornerstone 2020, p. 23.

The Louisville Land Development Code (LDC) also encourages the protection of established village form districts such as Gardiner Park. The LDC sets forth certain guidelines and standards for the development of planned villages. Specifically, it states that the “village consists of three distinct required components: the village edge, village general, and village center.” LDC 2.7.1. The village edge, such as the border between the proposed Bryant Farm Subdivision and Gardiner Park, should “provide[] a discernible boundary for the village, may preserve sensitive natural features, and ensures compatibility with the surrounding pattern of land uses. Typically, permanent open space provided in the village edge would include, but is not limited to, a) preservation of agricultural lands, b) scenic views, c) woodlands, d) greenways, or e) natural, cultural, or historic resources within the community.” LDC 2.7.1 (C)(2)(a)(i).

The development standards set forth in the LDC state that “[l]andscape buffers **shall be provided** at the village edge regardless of the type of adjacent land use, however, transition between an existing neighborhood and village can be achieved by creating a tree-lined boulevard or landscape buffer.” LDC 2.7.1 (C)(3)(c). The residents of Gardiner Park do not wish to discourage the development of the Bryant Farm property. However, such development should be completed in a way which maintains the distinct sense of community in Gardiner Park and the newly developed Bryant Farm Subdivision.

As the Louisville Metro Councilwoman representing District 19, I would appreciate your support in recommending to the Louisville and Jefferson County Planning Commission that the proposed Bryant Farm Subdivision include a buffer wall and landscaping along its eastern border with Gardiner Park. Such a buffer is not only required by the Land Development



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Code, but is necessary to promote the vision that was adopted in the Cornerstone 2020 Comprehensive Plan.

Best regards,

A handwritten signature in black ink, appearing to read 'K. M. Vaughn', written in a cursive style.

Kyle M. Vaughn

Mattingly, Laura L

From: cathy.stich@gmail.com
Sent: Wednesday, October 25, 2017 10:52 AM
To: Mattingly, Laura L
Cc: communications@eastwoodvillagecouncil.com
Subject: Case # 17ZONE32

Ms. Mattingly—

I am writing to express my opposition to the change in zoning from R4 to R5 on subject property 16401 Shelbyville Rd. (Case #17ZONE32) I live just east of the property and travel Shelbyville Rd everyday. Traffic is HORRIBLE and safety is a HUGE concern. We have had one fatal accident near the subject property in the last 6 months. Shelbyville Road is only two lanes and has a fairly sharp curve at this location.

There are several new subdivisions along with new sections of existing subdivisions that will add another 1,000 homes in this corridor making the traffic/safety problem even worse. Please consider the cumulative impact of all of this development in this already congested area. Our roads and schools are currently over-crowded. The development needs to slow down until the infrastructure can catch up.

I respectfully request that this proposal be denied.

Cathy Stich
107 Ladbrooke Grove Rd.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Friday, October 27, 2017 10:51 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#480]

Follow Up Flag: Follow up
Flag Status: Flagged

Name John Clark

Address 
229 Buckland Trace
Louisville, Kentucky 40245
United States

Phone (502) 608-7887
Number

Email jocla6@aol.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Saturday, October 28, 2017 11:35 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#482]

Follow Up Flag: Follow up
Flag Status: Completed

Name Dwight Blanton

Address 
12625 Ledges Dr
Middletown , Ky 40243
United States

Phone Number (502) 544-9112

Email dgblanton59@gmail.com

Comments I've heard talk of Louisville becoming a sanctuary city.
I'm totally against this.
If immigrants came here illegally then they should not have special rights.
Their first act in entering the country was a crime.
I understand that some have been here for years but that doesn't make it right.

I just want you to know how I and others feel.

Mattingly, Laura L

From: Smith, Chanelle Emily on behalf of Denton, Julie
Sent: Thursday, October 26, 2017 11:36 AM
To: k.herb@att.net
Cc: Mattingly, Laura L
Subject: RE: Contact Councilwoman Julie Denton [#444]

Good Morning,

Thank you for contacting the office of Councilwoman Julie Denton and for sharing with her your comments and concerns below. I have forwarded your request onto the case manager Ms. Laura Mattingly so that your email can become a part of the official record. We will also keep your request for our files as well. Today's meeting will be to schedule a Public Hearing, that is the next step.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 **p:** (502) 574-1119 **f:** (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 3:05 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#444]

Name Ken & Linda Herb

Address 

16530 Briston Avon Lane
Louisville, Kentucky 40245
United States

Phone (201) 738-8782
Number

Email k.herb@att.net

Comments

We are residents of Gardiner Park subdivision and voting members of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park Please encourage the Bryant Farms

Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and we would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 12:42 PM
To: 4GBSmith@Gmail.com
Cc: Mattingly, Laura L
Subject: RE: Contact Councilwoman Julie Denton [#472]

Good Afternoon,

Thank you for contacting the office of Councilwoman Julie Denton and for sharing with her your comments and concerns below. I have forwarded your request onto the case manager Ms. Laura Mattingly so that your email can become a part of the official record. We will also keep your request for our files as well. Today's meeting will be to schedule a Public Hearing, that is the next step.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 11:16 AM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#472]

Name Glenn Smith

Address 

16715 Taddington Place
Louisville, KY 40245
United States

Phone (317) 755-7725

Number

Email 4GBSmith@Gmail.com

Comments

Ms. Denton,

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development

and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur today , October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

They need to know our concerns proceed accordingly

Sincerely

Glenn Smith

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 12:43 PM
To: melissa@pawtree.com
Cc: Mattingly, Laura L
Subject: RE: Contact the District 19 Legislative Assistant [#55]

Good Afternoon,

Thank you for contacting the office of Councilwoman Julie Denton and for sharing with her your comments and concerns below. I have forwarded your request onto the case manager Ms. Laura Mattingly so that your email can become a part of the official record. We will also keep your request for our files as well. Today's meeting will be to schedule a Public Hearing, that is the next step.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 10:48 AM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#55]

Name * Melissa Davis

Address 

* 16412 Donnington Court
Louisville, KY 40245
United States

Phone (502) 384-6553

Number

*

Email * melissa@pawtree.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development

and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 10:33 AM
To: Mattingly, Laura L
Subject: FW: Contact the District 19 Legislative Assistant [#54]

I just received this email. Please add to official file. Thank you.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 10:17 AM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#54]

Name * mike howard

Address 

* 16602 middle hill court
louisvilel, ky 40245
United States

Phone (502) 807-7020

Number

*

Email * mikehoward69@gmail.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 10:43 AM
To: studiosstuff24@gmail.com
Cc: Mattingly, Laura L
Subject: RE: Contact the District 19 Legislative Assistant [#53]

Good Morning,

Thank you for contacting the office of Councilwoman Julie Denton and for sharing with her your comments and concerns below. I have forwarded your request onto the case manager Ms. Laura Mattingly so that your email can become a part of the official record. We will also keep your request for our files as well. Today's meeting will be to schedule a Public Hearing, that is the next step.


Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 9:35 AM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#53]

Name * Mary Puckett

Address 

* 407 Buckland Trace
Louisville, Kentucky 40245
United States

Phone (502) 744-7834

Number

*

Email * studiosstuff24@gmail.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and

Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur today, October 26, 2017 at the Old Jail on Liberty Street, and the Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 10:44 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#453]

Sorry, we received all of these either last night or this morning. Here is one more.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 8:34 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#453]

Name Deborah Polson

Address 

227 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 384-0449

Number

Email decyrs@aol.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#468]

Good Morning Laura,

I have numerous emails I am getting ready to send you that are pertaining to the Bryant Farm Case. Please make this email and the others apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | *Legislative Assistant*
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 9:19 AM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#468]

Name Mary Puckett

Address 

407 Buckland Trace
Louisville, Kentucky 40245
United States

Phone (502) 744-7834

Number

Email studiostuff24@gmail.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur today, October 26, 2017 at 1:00 p.m.

at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#467]

Good Morning Laura,

Please make this email apart of the public record.


Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 9:17 AM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#467]

Name Linda Walker

Address 

228 Buckland Trace
Louisville 40245
United States

Phone (502) 489-5611

Number

Email lindawal1110@twc.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development code. The next meeting of the Development Committee is scheduled to occur Thursday, October 26, 2017 at 1pm. at the Old Jail on Liberty Street, and

the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate our swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact the District 19 Legislative Assistant [#52]

Good Morning Laura,

Please make this email apart of the public record.


Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 9:10 AM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#52]

Name * Linda Clore

Address 

* 16701 Bisley Place
Louisville, KY 40245
United States

Phone (502) 254-0897

Number

*

Email * ljcnky3@twc.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of

the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact the District 19 Legislative Assistant [#51]

Good Morning Laura,

Please make this email apart of the public record.


Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 6:25 AM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#51]

Name * Jerry Blevins

Address 

* 16608 Middle Hill Ct 16608 Middle Hill Ct
Loujjsville, Kentucky 40245
United States

Phone (502) 244-6257

Number

*

Email * srjrb@earthlink.net

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of

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Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact the District 19 Legislative Assistant [#50]

Good Morning Laura,

Please make this email apart of the public record.


Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 5:44 AM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#50]

Name * Dan Kesterson

Address 

* 406 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 550-3743

Number

*

Email * tdkest1@yahoo.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of

the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#466]

Good Morning Laura,

Please make this email apart of the public record.


Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Thursday, October 26, 2017 5:42 AM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#466]

Name Dan Kesterson

Address 

406 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 550-3743

Number

Email tdkest1@yahoo.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty

Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact the District 19 Legislative Assistant [#48]

Good Morning Laura,

Please make this email apart of the public record.


Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 11:28 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#48]

Name * Marilee Rush

Address 

* 16514 Briston Avon Ln
Louisville, Ky 40245
United States

Phone (502) 742-3700

Number

*

Email * tamerush@hotmail.com

Comments *

am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of

the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#465]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



*Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501*

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 11:26 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#465]

Name Thomas Rush

Address 

16514 Briston Avon lane
Louisville, Ky 40245
United States

Phone (502) 742-3700

Number

Email tamerush@hotmail.com

Comments

am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty

Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact the District 19 Legislative Assistant [#47]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 **p:** (502) 574-1119 **f:** (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 10:58 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#47]

Name * Mary McClendon

Address * 
316 Buckland Trace
Louisville, KY 40245
United States

Phone Number * (502) 245-6797

Email * mcjo7063@aol.com

Comments * I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#464]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | *Legislative Assistant*
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 **p:** (502) 574-1119 **f:** (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 10:40 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#464]

Name Harlan Higgins

Address 

16722 Taddington Place
Louisville, Kentucky 40245
United States

Phone (502) 445-0470

Number

Email hhigginsphd@gmail.com

Comments

As a voting member of your district and a resident of Gardiner Park my request is simple but necessary to preserve the integrity of our subdivision. This can best be accomplished only if the Metro Land Development and Transportation Committee require of the developers of Bryant Farm to put in place a buffer Wall or suitable buffering landscape. Said much needed Protection applies to Lots 14 thru 24 in Bryant Farm and our Gardiner Park subdivision.

This unrelenting strangling, slowly but surely, by allowing developments to encircle us should require some protection for our homeowners who have invested considerably in Eastwood.

Thank you for your consideration of my request

Harlan L Higgins, PhD

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:41 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#462]

Good Morning Laura,

Please make this email apart of the public record.


Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 10:02 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#462]

Name John Greenwell

Address 

16502 Briston Avon Lane
Louisville , Kentucky 40245
United States

Phone (270) 871-6344

Number

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to

comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:43 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#461]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 9:45 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#461]

Name Donna Drake

Address 
212 Buckland Trace
Louisville, Kentucky 40245
United States

Phone Number (502) 244-9976

Email donnakeithdrake@yahoo.com

Comments I am a resident of Gardiner Park and a voting member of your district. Please urge Metro Land Development and Transportation Comm to request a buffer wall and/or suitable buffering landscape scheme between lots 14-24 of the BryantFarms development and Gardiner Park. Please encourage them to comply with Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting is 10/26 at 1:00 pm at the. Old Jail on Liberty Street and the Bryant Farm development is on the agenda. Thank you for your swift attention to this

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:43 AM
To: Mattingly, Laura L
Subject: FW: Contact the District 19 Legislative Assistant [#45]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 **p:** (502) 574-1119 **f:** (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 9:21 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#45]

Name * DeeAnn Smith

Address * 
16721 Taddington Place
Louisville, Kentucky 40245
United States

Phone Number * (502) 241-8536

Email * deeannsmith@twc.com

Comments * I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:44 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#460]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 9:20 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#460]

Name Michael Chapman

Address 

16524 Btiston Avon Ln
Louisville, Kentucky 40245
United States

Phone (502) 671-3653

Number

Email mchapman@bellsouth.net

Comments

I am a resident of Gardiner Park subdivision and a voting member if your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00pm at the Old Jail on Liberty Street,

and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:44 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#459]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 9:19 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#459]

Name DeeAnn Smith

Address



16721 Taddington Place
Louisville, Kentucky 40245
United States

Phone Number (502) 241-8536

Email deeannsmith@twc.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:44 AM
To: Mattingly, Laura L
Subject: FW: Contact the District 19 Legislative Assistant [#44]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 9:18 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#44]

Name * Terry French

Address 

* 232 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 384-1642

Number

*

Email * tcfrench47@gmail.com

Comments *

I am a resident of the Gardiner Park subdivision and a voting member of your district. Please urge Metro Land Development and Transportation Committee to request a buffer will and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of

the Development Committee is scheduled to occur tomorrow, October 26th at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Time is of the essence and I would appreciate your immediate action on this important matter.

Thanking you,

Terry French

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:44 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#457]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 9:08 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#457]

Name Rosemary Phillips

Address 

320 Buckland Trace
Louisville , Ky 40245
United States

Phone (502) 245-9695

Number

Email flossy123@aol.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and or suitable buffering landscape scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms development to comply with the cornerstone 2020. Comprehensive Plan and the Louisville Land development code. The next meeting of the development Committee is scheduled to occur tomorrow's October 26,2017 at 1 pm at the old jail on Liberty street and

the proposed Bryant Farm is on the agenda. Thus time is of essence and I would appreciate your swift action on this important matter.

Thank you for your consideration of this matter

Rosemary Phillips

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:44 AM
To: Mattingly, Laura L
Subject: FW: Contact Councilwoman Julie Denton [#456]

Good Morning Laura,

Please make this email apart of the public record.


Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Councilwoman Julie Denton [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 9:07 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#456]

Name Terry French

Address 

232 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 384-1642

Number

Email tcfrench47@gmail.com

Comments

I am a resident of Gardiner Park development and a voting member of your district. Please urge Metro Land Development and Transportation Committee to request a buffer wall and /or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms Development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting on the of the Development Committee is scheduled to occur tomorrow, October 26 at 1:00 p.m. at the Old Jail on Liberty

Street, and the proposed Bryant Farms Development is on the agenda. Time is of the essence and I would appreciate your swift action on this important matter.


Terry French

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 9:05 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#455]

Follow Up Flag: Follow up
Flag Status: Flagged

Name Mary McClendon

Address 
316 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 245-6797

Number

Email mcjo7063@aol.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Thank you,

Mary J. McClendon

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 9:02 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#454]

Follow Up Flag: Follow up
Flag Status: Flagged

Name Linda Clore

Address 
16701 Bisley Place
Louisville, KY 40245
United States

Phone (502) 254-0897
Number

Email Ljcnky3@twc.com

Comments

I am a resident of Gardiner Park Subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14 – 24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the old Jail on Liberty Street, and the proposed Bryant Farms Development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Legislative Assistant Chanelle Smith <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 8:36 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#43]

Follow Up Flag: Follow up
Flag Status: Flagged

Name * Deborah Polson

Address

* 227 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 384-0449

Number

*

Email * decyrs@aol.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Legislative Assistant Chanelle Smith <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 8:32 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#42]

Follow Up Flag: Follow up
Flag Status: Flagged

Name * Thomas Polson

Address 

* 227 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 384-0449

Number

*

Email * tompolson@me.com

Comments *


I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Legislative Assistant Chanelle Smith <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 8:31 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#41]

Follow Up Flag: Follow up
Flag Status: Flagged

Name * Joyce Crum

Address 

* 16512 Briston Avon Ln
Louisville , KY 40245
United States

Phone (502) 254-3910

Number

*

Email * joycecrum@twc.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and /or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The Development Committee is meeting tomorrow, October 26, 2017 at 1:00 pm at the Old Jail on Liberty Street and the proposed Bryant Farms development is on the agenda. Time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 8:31 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#452]

Follow Up Flag: Follow up
Flag Status: Flagged

Name Thomas Polson

Address 
227 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 384-0449
Number

Email tompolson@me.com

Comments


I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Legislative Assistant Chanelle Smith <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 8:28 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#40]

Follow Up Flag: Follow up
Flag Status: Flagged

Name * Mary Ann Thoren

Address 

* 330 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 797-2184

Number

*

Email * maryann.thoren@gmail.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 8:27 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#451]

Follow Up Flag: Follow up
Flag Status: Flagged

Name Mary Ann Thoren

Address 
330 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 797-2184
Number

Email maryann.thoren@gmail.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 8:22 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#450]

Follow Up Flag: Follow up
Flag Status: Flagged

Name Joyce Crum

Address 
16512 Briston Avon Lane
Louisville , KY 40245
United States

Phone (502) 254-3910
Number

Email joycecrum@twc.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and /or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farm development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 pm at the Old Jail on Liberty Street. The proposed Bryant Farms development is to n the agenda. Time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 8:10 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#449]

Follow Up Flag: Follow up
Flag Status: Flagged

Name Debra Bryant

Address 
402 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 645-6028
Number

Email debrabryant502@gmail.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 7:57 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#447]

Follow Up Flag: Follow up
Flag Status: Flagged

Name Terri Harpool

Address 
404 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 354-1467
Number

Email tharpool62@gmail.com

Comments


I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Legislative Assistant Chanelle Smith <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 7:55 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#39]

Follow Up Flag: Follow up
Flag Status: Flagged

Name * Terri Harpool

Address 

* 404 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 354-1467

Number

*

Email * tharpool62@gmail.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 7:54 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#446]

Follow Up Flag: Follow up
Flag Status: Flagged

Name Ordie Day

Address 
219 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 876-6969
Number

Email ordie.day@gmail.com

Comments


I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Legislative Assistant Chanelle Smith <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 7:48 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#38]

Follow Up Flag: Follow up
Flag Status: Flagged

Name * Barbara Day

Address 

* 219 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 876-1896

Number

*

Email * barbaraaday@gmail.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Wednesday, October 25, 2017 7:46 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#445]

Follow Up Flag: Follow up
Flag Status: Flagged

Name Barbara Day

Address 
219 Buckland Trace
Louisville, KY 40245
United States

Phone (502) 876-1896

Number

Email barbaraaday@gmail.com

Comments

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

Mattingly, Laura L

From: Smith, Chanelle Emily
Sent: Thursday, October 26, 2017 9:43 AM
To: Mattingly, Laura L
Subject: FW: Contact the District 19 Legislative Assistant [#46]

Good Morning Laura,

Please make this email apart of the public record.

Thank you and have a wonderful day.



Chanelle Smith | Legislative Assistant
Office of Councilwoman Julie Denton
601 W. Jefferson Street | Louisville, KY 40202
p: (502) 574-3464 p: (502) 574-1119 f: (502) 574-4501

From: Legislative Assistant Chanelle Smith [<mailto:no-reply@wufoo.com>]
Sent: Wednesday, October 25, 2017 9:57 PM
To: Smith, Chanelle Emily
Subject: Contact the District 19 Legislative Assistant [#46]

Name * John Greenwell

Address 

* 16502 Briston Avon Lane
Louisville , Kentucky 40245
United States

Phone (270) 871-6344

Number

*

Email * jgwell1955@yahoo.com

Comments *

I am a resident of Gardiner Park subdivision and a voting member of your district. Please urge the Metro Land Development and Transportation Committee to request a buffer wall and/or suitable buffering landscaping scheme between proposed lots 14-24 of the Bryant Farms development and Gardiner Park. Please encourage the Bryant Farms Development to comply with the Cornerstone 2020 Comprehensive Plan and the Louisville Land Development Code. The next meeting of the Development Committee is scheduled to occur tomorrow, October 26, 2017 at 1:00 p.m. at the Old Jail on Liberty Street, and the proposed Bryant Farms development is on the agenda. Thus, time is of the essence and I would appreciate your swift action on this important matter.

The Bryant Farm Development Response by the Eastwood Village Council

Transportation Concerns:

The transportation infrastructure in place in Eastwood does not sufficiently serve the existing growth Eastwood has experienced in the last 10 years. Little transportation infrastructure improvements have been made in Eastwood to accommodate the growth in the Eastwood area we are now experiencing and Louisville Metro Government is predicting. Eastwood is predicted to be one of the top growth areas in Louisville in the next 20 years. In the next two years, there are proposals and current plans to build 796 new homes in the Eastwood area in the next two years, with 364 units on Johnson Road, 55 homes in Meremont on Long Run Road, 50 homes in Brookfield next to Bryant Farm, 50 more in Glen Lakes on Flat Rock Road, 179 on Flat Rock Road for a development called Brookstone and 105 additional homes in the Bryant Farm development. The additional growth will produce over \$2,600,000 in tax revenue for our city and state, part of which must fund infrastructure improvements in our area. We are not in favor of growth in our area unless the infrastructure is suitable to serve the new proposed developments, which currently it is not. New plans must include in their binding elements, a negotiated contribution to help fund traffic signals and completing the turn lanes on Shelbyville Road to each end of the Eastwood Cut-off.

Specific problematic transportation issues in Eastwood include:

- The intersection at Johnson Road and Shelbyville Road is already a known point of congestion that has recently involved a fatality. To improve the safety of the intersection and to allow breaks in traffic for vehicles turning in and out of subdivisions, a traffic signal and turn lane must be added to the intersection before any more homes are built in subdivisions in Eastwood. Developers proposing new subdivisions should share in the cost of the traffic light with Louisville Metro Council. The funding methods and amounts should be included in the binding elements for any subdivision plans that will increase traffic through the intersection of Shelbyville Road and Johnson Road in Eastwood.
- Shelbyville Road in Eastwood's village center is the only two-lane state highway in all of Jefferson County. Historically many accidents and near accidents have occurred in that two-lane stretch of Shelbyville Road from each end of the Eastwood Cut-off, due to many intersecting roads, subdivision ingress and egress, changes in speed, changes in the number of lanes from five to two, and the volume of traffic due further exacerbated by Simpsonville's commercial growth. Many local residents have requested new traffic studies of the two-lane stretch of Shelbyville Road. Because of difficulties of ingress and egress from the two or three lane sections of Shelbyville Road in Eastwood, traffic will stack up across the Johnson Road/Shelbyville Road intersection causing even further traffic gridlock. This issue must be addressed before it further endangers the lives of both residents and those passing through Eastwood and before we build more subdivisions in

Eastwood. We need a new traffic study for the area from Long Run Road to Beckley Creek Parkway.

Any additional development, without upgrading the supporting transportation infrastructure, is unacceptable to our existing and future residents. Developers building homes in the Eastwood Neighborhood area, must be engaged along with local and state officials, to improve the safety of the Johnson Road and the Shelbyville Road corridor from Beckley Creek Parkway to Long Run Road. Financial commitments for funds earmarked for transportation related improvements should be recorded in binding elements for subdivisions served by Eastwood transportation infrastructure.

Other Items / Issues:

Watershed (MSD had addressed with retaining ponds)

Eastwood is one of the highest points in Jefferson County with water flowing either to Floyd's Fork. Brush Run or Long Run stream. Karst geology is present in most of the area exacerbating watershed issues and creating sink holes impacting water run-off and the water quality of our nearby streams and the Floyd's Fork Overlay district. Strick adherence to watershed and MSD criteria for development are essential to assure water does not flow into nearby properties or streams. Shelbyville Road in Eastwood is troubled with water run-off issues. Eastwood area developers should contribute to lessening the water run-off issues related to Shelbyville Road in Eastwood.

Educational Facilities

Reside schools serving Eastwood are at capacity. We know JCPS is considering a new reside school in Eastwood and we must encourage them to expand the capacity of reside schools serving Eastwood.

Buffering and Connectivity Related to Adjacent Homes, Residential and Commercial Developments

- Brookfield residents are concerned about the buffer between their homes and the newly developed properties along with any run off issues related to the Bryant Farm developments. Water retention should address all water shed issues. Brookfield homes should not have water run-off issues due to the Bryant home development.
- Gardiner Park homeowners are concerned about controlling access to their ponds and lakes. Permanent barriers between the two subdivisions have been recommended and we approve of their interests in creating those barriers.

Proposed Compromise

The Eastwood Village Council welcomes growth in Eastwood. We are happy to work with any developer to assure their developments are good neighbors in a village setting. We are recommending the following changes to the initial plans proposed by Ball Homes for the Bryant Farm Development:

- Contribute to a fund that is set up to accept contributions from Eastwood area developers of new subdivisions served by Eastwood along with state and local entities. Add commitments to binding elements of plans and apply the funds for priority road improvements and a traffic signal at Johnson Road, including the extension of a turn lane on Shelbyville Road to the western end of the Eastwood Cut-off. The Flat Rock Road intersection is a model for that successful partnership.
- Advocate KYTC make the road improvements planned and on file for Shelbyville Road which includes a turn lane.
- Advocate KYTC reduce the speed limit in Eastwood from Long Run Road to Beckley Creek Road due to the hills and extensive traffic to and from Simpsonville and Beckley Creek Park.
- Agree to provide fixed barriers along Gardiner Park residential areas to control access to lakes and ponds to address safety concerns.
- Assure green spaces connect within the subdivision and with adjacent surrounding subdivisions.
- Assure water run-off is managed in an attractive manner.
- Assure green spaces have limited Ash tree counts
- Advocate for sewer extensions into Eastwood's village center
- Advocate for new elementary reside schools in Eastwood to serve area homes

We look forward to growth in Eastwood that honors our village roots and the Eastwood Neighborhood Plan with transportation, environmental and education concerns properly addressed.



Land Use

and Gilliland and Eastwood-Fisherville Roads are listed as Scenic Corridors. The neighborhood planning process offered an opportunity to examine each of these boundaries in more detail and provide recommendations for any necessary adjustments based on existing neighborhood conditions and desired future growth patterns.

Discussions during the initial task force meetings centered around the boundary of the village and the Village Center as they were identified in Cornerstone 2020. Taskforce members discussed their sense of the Eastwood limits. Physical, political, and historical boundaries were considered including fire districts, subdivision boundaries, and watersheds. Typical characteristics of villages across the country were identified and compared to the Eastwood area. Current development patterns were reviewed in context with a village model. Existing zoning was also used to analyze the appropriateness of the boundary as identified in Cornerstone 2020.

5

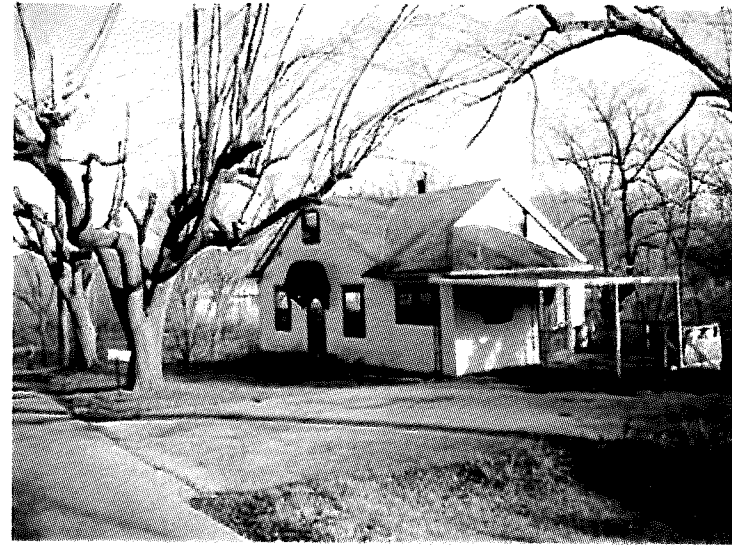
In addition, the concept of a “walkable” community was applied to the area. This concept is based on empirical data that most people are willing to walk up to a distance of a quarter mile before choosing to travel by automobile.

All of the above issues resulted in the recommended changes to the village boundary and the Village Center as shown in Figure 4.

Density and Zoning

Current zoning classifications found within the neighborhood area include Residential (R-4 and R-5), Commercial (C-1 and C-2), Office (OTF) and Industrial (M-2). The existing zones and the percentage of area of each zone within the Village is listed in the following table:

Zone	Percentage of Village Area
R-4	87.5
R-5	5.2
OTF	0.6
C-1	4.8
C-2	1.2
M-2	0.7



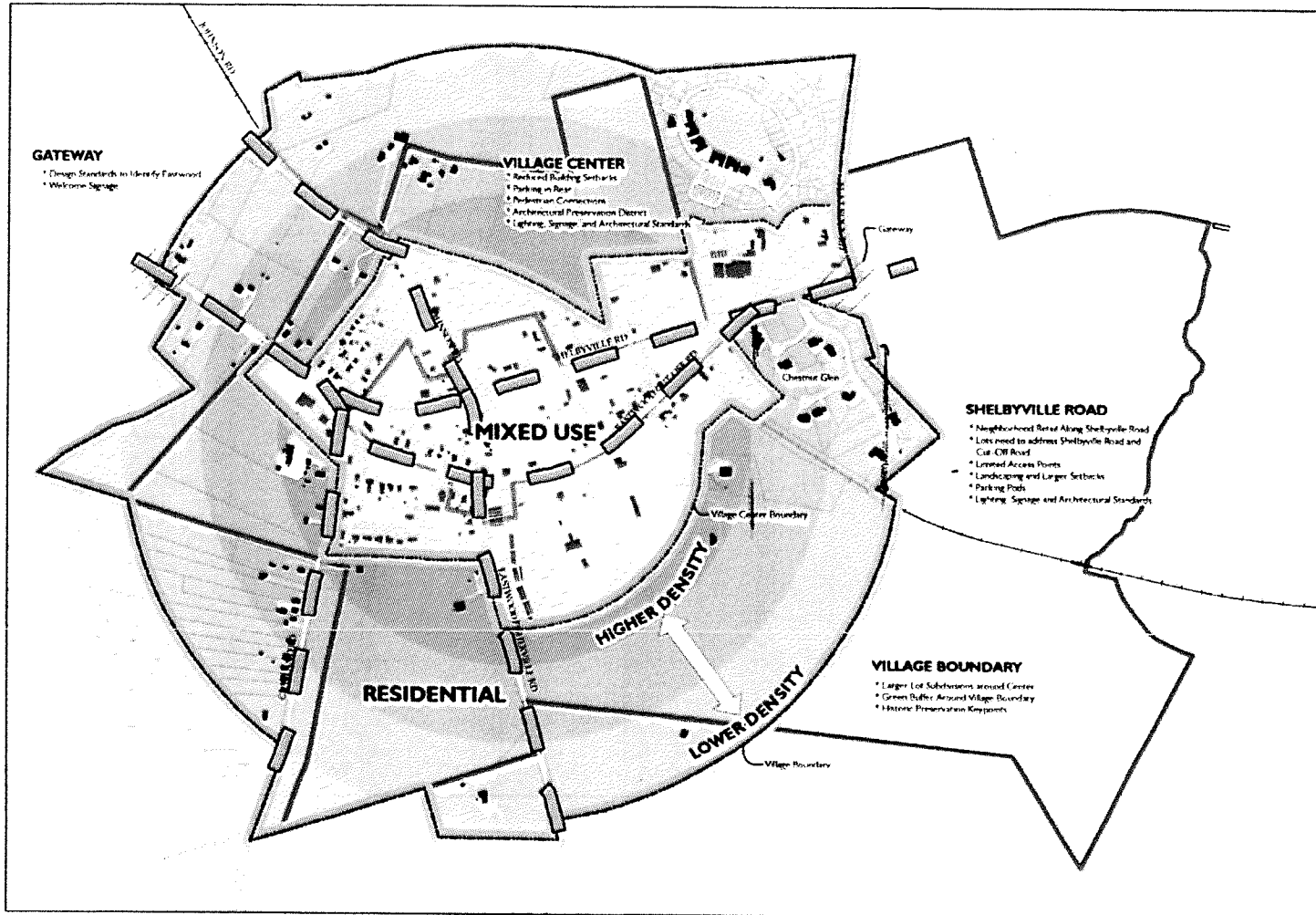
Typical home on Eastwood Fisherville Road

Most of the properties within the Village Center are zoned residential and commercial. There are two properties which are zoned M-2, Industrial, also located within the Village Center. These include Kentuckiana Auto Sales at 16121 Shelbyville Road and East End Welding at 116 Gilliland Road. An area-wide rezoning to downzone these properties to C-1 would permit land uses in the future which are compatible with uses envisioned for the Village Center. Current use of the M-2 properties would continue as non-conforming land uses. The requirements and restrictions of the less intense C-1 would only apply for new development and expansion.

An active association consisting of residents and business owners of Eastwood is needed to become the advocate for the vision established for Eastwood. This association, in cooperation with a review committee



PROPOSED EASTWOOD VILLAGE FORM DISTRICT BOUNDARIES



9



EASTWOOD ZONING

Eastwood Neighborhood Plan



7

Mattingly, Laura L

From: Benjamin DiDonato <bdidonato617@gmail.com>
Sent: Wednesday, October 25, 2017 11:58 AM
To: Mattingly, Laura L
Cc: bdidonato617
Subject: 10/26 Zoning Meeting

Hello Laura,

My name is Benjamin DiDonato and I am the President of the Glen Lakes HOA. I have a great deal of concern for this small town of Eastwood and our residents in Glen Lakes. Most of us don't want any more construction being built. Please keep the zoning to R-4!

From what I can see on the maps, there are two entrances for the Bryant Farms Subdivision - one to Rockcrest Way and one to Rockcrest View Lane. Both of these entrances are part of the Brookfield Conservation Subdivision. A lot of construction vehicles from Brookfield, including their residents, come in and out of our neighborhood. They take Rockcrest Way to Davenport, then Glen Lakes Drive to Flat Rock where they go down to the traffic light on Shelbyville Road. In addition, we have The Preserves by Pulte construction coming through Glen Lakes.

We absolutely DO NOT want Bryant Farms construction vehicles coming through Glen Lakes. I know it's easier for trucks/people to make a left turn from the light at Flat Rock and Shelbyville Road, but our streets are narrow and two SUVs have to move way over just to pass each other. When I was outside for 10 minutes, I saw a tractor trailer and 3 dump trucks pass through Glen lakes Drive. It's ridiculous the amount of noise they create and mud they leave behind. They are out there at 7:30 in the morning and sometimes on Saturdays.

Please express my/our concern to Bryant Living Trust, Pinnacle Properties, Ball Homes, Bardenwerper PLLC, and Councilwoman Julie Denton.

Thank you,

Benjamin DiDonato President GLHOA

Mattingly, Laura L

From: Rajanikant Singh <rajanikant.singh@gmail.com>
Sent: Tuesday, October 17, 2017 2:38 PM
To: Mattingly, Laura L
Subject: Case Number : 1ZZONE1032

Hi Laura,

I received a letter at my home regarding change in zoning from R-4 to R-5, Subject Property 16401 Shelbyville Road.

I would not be able to attend the meeting but I want to ask if we can have a community area (kids play area and swimming pool) in this subdivision. Can we have 2 lanes on Shelbyville road to accommodate extra traffic from the new houses.

Thanks
Raj

Mattingly, Laura L

From: tjschindle@aol.com
Sent: Monday, October 2, 2017 4:15 PM
To: Mattingly, Laura L; Smith, Chanelle Emily
Cc: JeNelson@republicbank.com; paulforeman1733@gmail.com
Subject: Fwd: Ball-Bryant Farm; Follow-ups

Categories: To Do

Laura & Chanelle

We at Gardiner Park just wanted to forward to you all the current status of our correspondence regarding the establishment of a significant buffer wall between the Bryant development and our neighborhood. No real progress at this time but as Bill Bardenwerper has indicated the "Ball" is in their court. Any advice you could share with us to get the "Ball" on the front burner and approved would be greatly appreciated.

Ted Schindler

From: Bill Bardenwerper [<mailto:wbb@bardlaw.net>]
Sent: Monday, October 2, 2017 11:21 AM
To: Jeff Nelson <JeNelson@republicbank.com>
Cc: paulforeman1733@gmail.com
Subject: Ball-Bryant Farm; Follow-ups

Jeff: my apologies again. I have tried to obtain authorization from the client headquarters reps to meet to resolve G.P. issues and will keep trying. The ball, so to speak, is most definitely in our court.

Btw, I have separately reached out to Deb Delor with the Eastwood Village Council asking for meeting days and times to go over the revised plan we submitted, but she has given me none.

I will keep at it best I can. So sorry again. Appreciate your patience. Continued best regards. Bill

Bill Bardenwerper
BARDENWERPER, TALBOTT & ROBERTS, PLLC
(Celebrating 30 years in 2017)
BIA of Greater Louisville Bldg, 2d Fl
1000 N. Hurstbourne Pkwy
Louisville, KY 40223
502-419-7333m/426-6688w
Learn more at bardlaw.net or
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On Oct 2, 2017, at 10:30 AM, Jeff Nelson <JeNelson@republicbank.com> wrote:

Hi Rocco – I'm reaching out again to see if we can have a face-to-face meeting as we (Gardiner Park) would like to know the status of our request on buffering recommendations between our two developments. As this project moves closer and closer.....we feel it is very important to discuss our

options in advance to any future meetings. The Gardiner Park subdivision is impacted the most based on the property lines and we want to work together for a solution that is good for both communities. As we have stated, there are three lakes within Gardiner Park and we want to ensure the safety for all involved. We have sent multiple emails with no response. A response would be greatly appreciated. Thank you.

Jeff Nelson
GPHOA President

From: Jeff Nelson

Sent: Friday, August 25, 2017 5:04 PM

To: Bill Bardenwerper (wbb@bardlaw.net) <wbb@bardlaw.net>; 'rpigneri@ballhomes.com' <rpigneri@ballhomes.com>

Cc: 'tjschindle@aol.com' <tjschindle@aol.com>; paulforeman1733@gmail.com; Terry French <Tcfrench47@gmail.com>; joycecrum1@gmail.com; robinqq30@yahoo.com; Rick Gorter <rickgorter@twc.com>; ViperGampy@aol.com; Alan Fowler (alfowler1@msn.com) <alfowler1@msn.com>; Herbs <K.Herb@Att.Net>; Deb Bryant (Deb.Bryant@mcmcpa.com) <Deb.Bryant@mcmcpa.com>; Linda Walker <lindawal1110@twc.com>

Subject: Follow up meeting

Hi Bill and Rocco! Happy Friday to you both. Jeff Nelson here from Gardiner Park. I know several weeks ago you met to look at the property line impacting Gardiner Park and the new proposed Ball Home development. We are excited to continue the conversation and would like to see if you could provide us some dates over the next few weeks to meet back in Gardiner Park in person. I believe you were going to look and make some recommendations on the buffering between the two developments and we would like to see what your thoughts are. We have been in contact with zoning and we know it's important to keep this moving for us to have an agreement. We would like nothing more to be a big supporter of this with your help on the very important buffering between our two communities. I know the wall has been discussed in certain areas and we would like to meet again so we keep moving this process forward. Would you let me know on some dates for the week of August 28th and the following week? We look forward to working with you.

Sincerely

Jeff Nelson
GPHOA President

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Gardiner Park Homeowners' Association
P.O. Box 145, Eastwood, KY 40018

To: Metro Louisville Planning and Zoning
From: Gardiner Park HOA Board of Directors
RE: Development of Bryant Farm/Proposed Ball Home Development Impact on
Gardiner Park Homes/Residents Statement of Position
Date: August 3, 2017

Overall Impact on Gardiner Park - The potential development of the Bryant Farm property by Ball Homes of Lexington, KY raises issues of concern to Gardiner Park residents. Ball Homes proposes to construct 105 homes on 30.7 acres immediately to the west of the Gardiner Park subdivision. While Gardiner Park is not opposed to the residential development of this property, there are concerns of importance to Gardiner Park caused by the potential subdivision which needs support and consideration from Metro Louisville Planning and Zoning.

- I. **Need for a buffer/barrier to separate Gardiner Park from the proposed subdivision** - The Ball Homes subdivision plan shows building lots #14 to #~~24~~ 26 proposed for the Gardiner Park western border with (4) building lots immediately adjacent to existing and occupied Gardiner Park homes. Because of the close proximity of the proposed Ball Home subdivision to Gardiner Park, Ball Homes should provide a buffer consistent with the following requirement (C4.6) of the Cornerstone 2020 Comprehensive Land Use Plan. The plan states: **BUFFERS AND COMPATIBILITY: Ensure compatibility of new developments with existing blockface and with abutting uses by high quality design and compatibility of building types. When these measures afford insufficient protection for abutting uses, provide buffering, screening or other techniques to mitigate any nuisance which may reasonably be foreseen from the proposed development.**

- II. **Overall Security and the Protection of Residents** - The Ball Homes' subdivision will provide housing for young families with children who could find any of the (3) Gardiner Park ponds inviting targets for recreation. A focus on an appropriate and effective security buffer to separate the proposed subdivision from Gardiner Park will contribute to mitigating relevant concerns, and will contribute to maintaining the attractiveness of Gardiner Park.



Gardiner Park Homeowners' Association
P.O. Box 145, Eastwood, KY 40018

III. Home Values/Privacy/Aesthetics – Gardiner Park has worked diligently to follow a strategic plan for landscaping and enforces landscaping and architectural design requirements within the Gardiner Park community. This helps to ensure high standards and overall consistency is maintained throughout the community by all homeowners. Mandating the appropriate buffer mentioned in section I will assist Gardiner Park residents in maintaining the appropriate property values within the community while providing privacy for both communities.

In closing, Gardiner Park and its residents believe that an appropriate buffer separating Ball Homes from Gardiner Park will be of value to both communities, and will add to the attractiveness of building lots for prospective Ball Homes purchasers. As mentioned in Section III, Gardiner Park asks that any buffering material meet the Binding Elements associated with Gardiner Park and are of high quality to represent the Gardiner Park overall standards. The Gardiner Park HOA is prepared to work closely with Ball Homes towards the selection of a buffer which is mutually acceptable to both parties. The Gardiner Park HOA Board of Directors thanks you for your time and assistance with this very important matter.

Should you need to reach me, please find the contact information listed below:

Work: 502.560.8620
Cell: 502.417.5410
Email: JeNelson@Republicbank.com

Sincerely,

Jeff Nelson
Gardiner Park HOA President

CC: Gardiner Park Board of Directors

Mattingly, Laura L

From: Ken & Linda Herb <k.herb@att.net>
Sent: Thursday, August 3, 2017 8:10 PM
To: Mattingly, Laura L
Subject: 17ZONE1032 - Ball Homes/Bryant Farm

Categories: To Do

Laura,

At the public meeting for the subject project, Mr. Bardenwerper said his client would also do a R4 zoning layout (please scroll down and read his reply to my recent email). The layout presented at the July 10, 2017 public meeting was the proposed R5 zoning which I believe was filed on July 24, 2017.

I will follow up weekly with Mr. Bardenwerper because the R4 layout lot count was discussed but could not be quantified at the July 10 meeting. I wanted you to be aware that a R4 layout has been promised.

Thank you,
Ken

LDC Waiver

Agency Review

<u>17WAIVER1020</u>	2202 Blankenbaker Road	2202 BLANKENBAKER
	Waiver to reduce landscape buffer from 50' to 15' and provide 100% over	

Zoning

Zoning Change Request

Agency Review

<u>16ZONE1049</u>	Team Automotive Rezoning	2210 BEARGRASS AVE
	Change in zoning request from R-5 to C-2 on a parcel of .601 acres for u Request for a sidewalk waiver for a proposed car storage	
<u>17ZONE1004</u>	Kylene's Photography	960 ELLISON AVE 4020
	A change in zoning from R-6 to C-R for a photography studio and 3 resid	
<u>17ZONE1019</u>	Orell Warehouse	6605 W ORELL RD 4027
	A request for change in zoning from R-4 to M-1 on 12.9 acres for a propo	
<u>17ZONE1025</u>	Artis Senior Living	4922 BROWNSBORO R
	A change in zoning from R4 to C1 on 6.6 acres for a 34,369 sq ft senior li A Conditional Use Permit for a senior living facility on 6.6 acres in the (R4	
<u>17ZONE1032</u>	16401 Shelbyville Rd.	16401 SHELBYVILLE RI
	A change in zoning from R4 to R5 and a change in form district from Neig lots.	

From: Bill Bardenwerper [<mailto:wbb@bardlaw.net>]

Sent: Thursday, August 3, 2017 2:00 PM

To: Ken & Linda Herb

Cc: Rocco Pigneri; "klinares@mindelscott.com" (klinares@mindelscott.com); David Mindel; Nick Pregliasco

Subject: Ball Homes/Bryant Farm - Neighborhood Meeting Summary

Yes, I asked our land planners to do that but they haven't as of yet. BB

Bill Bardenwerper

BARDENWERPER, TALBOTT & ROBERTS, PLLC

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From: Ken & Linda Herb [<mailto:k.herb@attnet>]

Sent: Wednesday, August 02, 2017 8:08 PM

To: Bill Bardenwerper <wbb@bardlaw.net>

Subject: Client/Ball Homes/Bryant Farm - Neighborhood Meeting Summary

Mr. Bardenwerper,

If possible, can you email to me the R-4 layout for the subject subdivision? The meeting summary indicates the applicant's representatives agreed to do this.

Thank you,

Ken Herb

16530 Briston Avon Lane

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Tuesday, July 11, 2017 8:37 AM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#385]

Name Buddy Peebles

Address 
109 Rockcrest Way
:Louisville, KY 40245
United States

Phone Number (502) 299-3433

Email buddyp855@att.net

Comments I'm writing to ask that you deny the zoning request by Ball Homes to rezone the property for Bryant Farm from R5 to R4. Adding 102 additional homes in this area will be potentially dangerous for those of us having to already fight the traffic along this narrow stretch of road. The turn at Johnson Road is dangerous and sometimes backs traffic up past the firehouse.

We bought our home because of the peaceful, almost country living but adding 200 cars per day coming in and out of our subdivision just a house down from ours is not something we want or need.

Thanks

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Tuesday, July 11, 2017 8:33 AM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#384]

Name Jan Peebles

Address 
109 Rockcrest Way
Louisville, KY 40245
United States

Phone (502) 299-3433

Number

Email janpeebles@argi.net

Comments

Good morning,

I was out of town last week and received a notice about the potential zoning change for the proposed Bryant Farm development. I'm greatly opposed to changing the zoning to R5 to allow Ball Homes to build this development with over 100 homes. It is already difficult to get onto Shelbyville Road from the entrance of our subdivision and adding potentially 200 more drivers to that entrance would be dangerous. Drivers are speeding through that area at a rate much faster than the posted 45 mph already and in the short time I've lived there (about 6 months), there's already been one fatal accident at Johnson Road that I'm aware of. We don't need more traffic, we need lights to manage the traffic we have. I come around the bend just before Johnson Road every day and sometimes it's backed up past the firehouse with people waiting to turn left onto Johnson Road. Other times, they almost miss the road and stop short, causing collisions or near-collisions.

I live very close to what will be the entrance to this subdivision (I recently bought one of the model homes) and the amount of noise and traffic would be a huge distraction, not allowing our family to enjoy the piece and quiet of our back deck or front porch (or the deer that often cross Rockcrest at that exact spot).


I ask you to please: 1) vote against the development; 2) vote against the rezoning and 3) vote for a light at the intersection of Johnson Road and Shelbyville Road.

Thanks for your time.

Mattingly, Laura L

From: Councilwoman Julie Denton <no-reply@wufoo.com>
Sent: Monday, July 10, 2017 9:29 PM
To: Denton, Julie; Smith, Chanelle Emily
Subject: Contact Councilwoman Julie Denton [#383]

Name William Pierce

Address 
318 Rockcrest View Court
Louisville, Kentucky 40245
United States

Phone (502) 468-1797

Number

Email wpierce1116@gmail.com

Comments

Mrs. Denton,

My name is William Pierce and I am a resident of the Brookfield neighborhood in east Louisville. I am writing you today to express my great concerns for the proposed rezoning of the Bryant Farm property by Ball Homes to increase the number of houses within the neighborhood.

My concerns reside in the notion that this new neighborhood will only be accessible through my neighborhood, Brookfield. Our neighborhood already struggles with traffic issues throughout the year as our streets are only roughly 20 feet across. The rezoning and proposed neighborhood is estimated to increase traffic on our streets by over 200 cars per day. My neighbors and I have advocated for stop signs throughout the neighborhood, but this suggestion has been repeatedly declined. With the proposed increase in traffic and lack of road management systems, I fear for my daughter's safety in the coming years.

In addition, to my primary fears of safety, our surface streets are not meant to handle this increased traffic volume. With this change, our roads will deteriorate much faster than expected and will cost our neighborhood thousands, if not millions, of dollars to maintain well into the future.

I ask that you consider denying Ball Homes rezoning proposal as well as having your office instruct Ball Homes that they must have their own neighborhood access via U.S. 60 (Shelbyville Road). I would like to thank you for your time and consideration in this matter.

William Pierce



Gardiner Park Homeowners' Association
P.O. Box 145, Eastwood, KY 40018

To: Metro Louisville Planning and Zoning
From: Gardiner Park HOA Board of Directors
RE: Development of Bryant Farm/Proposed Ball Home Development Impact on
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Date: August 3, 2017

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- I. **Need for a buffer/barrier to separate Gardiner Park from the proposed subdivision** - The Ball Homes subdivision plan shows building lots #14 to #34~~20~~ proposed for the Gardiner Park western border with (4) building lots immediately adjacent to existing and occupied Gardiner Park homes. Because of the close proximity of the proposed Ball Home subdivision to Gardiner Park, Ball Homes should provide a buffer consistent with the following requirement (C4.6) of the Cornerstone 2020 Comprehensive Land Use Plan. The plan states: **BUFFERS AND COMPATIBILITY: Ensure compatibility of new developments with existing blockface and with abutting uses by high quality design and compatibility of building types. When these measures afford insufficient protection for abutting uses, provide buffering, screening or other techniques to mitigate any nuisance which may reasonably be foreseen from the proposed development.**

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Gardiner Park Homeowners' Association
P.O. Box 145, Eastwood, KY 40018

III. Home Values/Privacy/Aesthetics – Gardiner Park has worked diligently to follow a strategic plan for landscaping and enforces landscaping and architectural design requirements within the Gardiner Park community. This helps to ensure high standards and overall consistency is maintained throughout the community by all homeowners. Mandating the appropriate buffer mentioned in section I will assist Gardiner Park residents in maintaining the appropriate property values within the community while providing privacy for both communities.

In closing, Gardiner Park and its residents believe that an appropriate buffer separating Ball Homes from Gardiner Park will be of value to both communities, and will add to the attractiveness of building lots for prospective Ball Homes purchasers. As mentioned in Section III, Gardiner Park asks that any buffering material meet the Binding Elements associated with Gardiner Park and are of high quality to represent the Gardiner Park overall standards. The Gardiner Park HOA is prepared to work closely with Ball Homes towards the selection of a buffer which is mutually acceptable to both parties. The Gardiner Park HOA Board of Directors thanks you for your time and assistance with this very important matter.

Should you need to reach me, please find the contact information listed below:

Work: 502.560.8620
Cell: 502.417.5410
Email: JeNelson@Republicbank.com

Sincerely,

Jeff Nelson
Gardiner Park HOA President

CC: Gardiner Park Board of Directors

Urgent communication to all residents in and around the Eastwood area

Bryant Farms Development Proposal

We have created this document in order to make sure everyone is aware of the Proposed Bryant Farm Development. The new Subdivision would be located on the property situated between the existing Brookfield Subdivision and the proposed Eastwood Village Commercial property at the intersection of Shelbyville road and Flat Rock Roads.

There was an initial neighborhood meeting on 7/10/17. It appears that due to limited notification of the meeting, most surrounding subdivisions had little to no representation to voice their deep concerns about the proposal.

Through this communication, we are attempting to bring everyone up to speed on what we believe was discussed. There is going to be another Neighborhood Meeting on Sat 8/12/17 at the Eastwood Firehouse from 11:00AM until noon. The EVC has requested a change in venue to better accommodate the turnout, and that will be communicated should it happen. We are hoping for strong participation of all area homeowners as well as representatives of all the local subdivisions.

Proposal:

Ball homes, the developer represented by Bardenwerper, Talbert and Roberts, PLLC, has proposed to build a subdivision on the North Side of Shelbyville Road, on the current Bryant Farms property located between and adjoining Brookfield Subdivision and the currently vacant property planned for the Eastwood Village Commercial Center. The area is comprised of about 31 acres.

The proposal requests a zone change from R-4 to R-5 on 30.78 acres, (total site) and a Form District change from Neighborhood to Village Form District on 3.42 acres (a portion of site) to allow for 105 buildable lots.

We believe the Docket for this proposal is 17zone1032.

Zoning:

The proposal includes re-zoning the property to R5 versus the current R4 which is the predominant residential zoning code throughout Eastwood. Based on the most recent information available, (Cornerstone 2020 document, reference page attached, and the Eastwood Village Plan from 2005), Eastwood contains 87.5% property zoned R4 and that small pockets were zoned R5, accounting for 5.2%, which were most likely grand-fathered. At the Neighborhood meeting, we were told that the current R5 zoning proposal would allow for lot sizes of 6,000 sq ft, compared to the existing adjoining Brookfield Subdivision which we believe has 9,000 Sq Ft lot minimums. The proposed R5 zoning, according to the developers would also allow for reduced lot widths from 60ft to 55ft.

Included in this document are the relevant pages of the LDC,(Land Development Code), published April 2016 pages, section 2.2-9 and 2.2-10.

Also included are the Eastwood Village Form District boundaries and Eastwood zoning as of the Eastwood Neighborhood Plan from 2005, along with the specific page referencing Land Use and Density / Zoning.

We strongly disapprove of the current R-4 to R-5 rezoning proposal and increased density.

We would urge everyone to read the Cornerstone 2020 document at

http://eastwoodvillagecouncil.com/Neighborhood_Plan/EASTWOOD_NEIGHBORHOOD_PLAN_TOTAL.pdf

Shelbyville Road Facing:

Reference the provided Plats. The Bryant Farm Development initial Proposal included plans for 7 lots to be located directly on Shelbyville Road. The newest Proposal now calls for 9 lots to be located there. These lots are currently planned to be rear facing, such that the backs of the homes will face directly towards Shelbyville Road. In addition to the 55' wide lots they are requesting as part of the zoning change, they are also seeking a waiver to reduce the pkwy setback on Lots 1 and 2 from 75' to 50'. There were concerns brought up about rear facing homes, questions about construction materials of those homes facing Shelbyville road and small narrow lots proposed there.

By simply driving and looking at the current Subdivisions along the Shelbyville Road corridor, we can see the level of attention that was paid to maintaining an architectural and appealing presentation from Shelbyville Road. This includes the use of berms, large mature tree formations, brick and stone entrances, etc. Large setbacks from Shelbyville Road were maintained, typically exceeding minimums.

The entire premise of the Eastwood Village Form concept was to create and maintain standards that provided connectivity to adjacent locations such as sidewalks and provided for front facing structures in order to promote the Village feel and appeal.

There is a strong feeling that the proposed small 9 lots, with rear facings to Shelbyville Road are counter to everything envisioned by Cornerstone 2020, and not in the spirit of the Eastwood Village Form District Plan. Any new development plans should be consistent with the envisioned connectivity between the Gardiner Park Commercial District and Brookfield to include sidewalks, green spaces, trees, etc and allow for a walkable environment and appropriate setbacks from Shelbyville road ensuring esthetics and safety.

Transportation Concerns:

Currently, there are proposals and current plans for 320+ units on Johnson Road, 55 homes in Miramont Long Run Road in Phase 2, 50 homes in Brookfield and 50 more in Glen Lakes. There have not been any additional infrastructure changes made to Shelbyville Road to accommodate the growth in the area. The Bryant Farm Development Proposal would add 105 additional units in what is already a constrained transportation corridor, as anyone who travels Shelbyville Road knows. The intersection at Johnson Road and Shelbyville Road is already a known point of congestion that has recently involved a fatality. Any additional development, without upgrading the supporting transportation infrastructure, is

unacceptable. Road widening with turn lanes and additional traffic stop lights are needed. Depending upon the time of day, it is already nearly impossible to leave Chestnut Glen and Ashmoor Woods subdivisions without risk.

There currently are no devices to slow / halt traffic from Beckley Station to Flat Rock Road traveling east, and nothing slowing traffic traveling west from Simpsonville to Flat Rock Road. This turns Shelbyville Road into a virtual highway with no acceleration lanes to get into traffic.

Numerous local residents have requested that a new traffic study be conducted in this corridor so that the new traffic volume is addressed before it endangers the lives of both residents and those passing through.

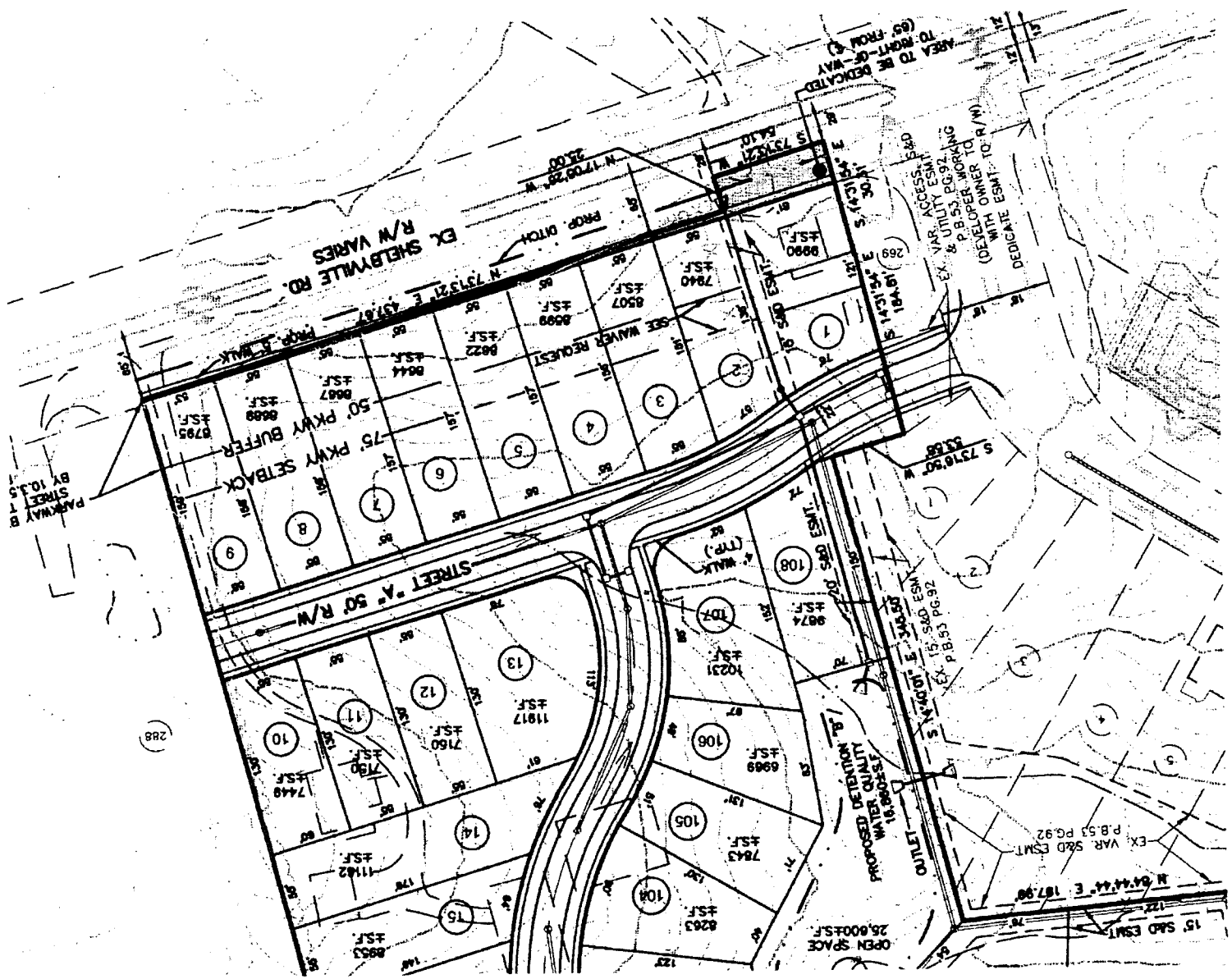
Ingress/ Egress:

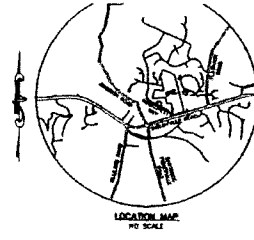
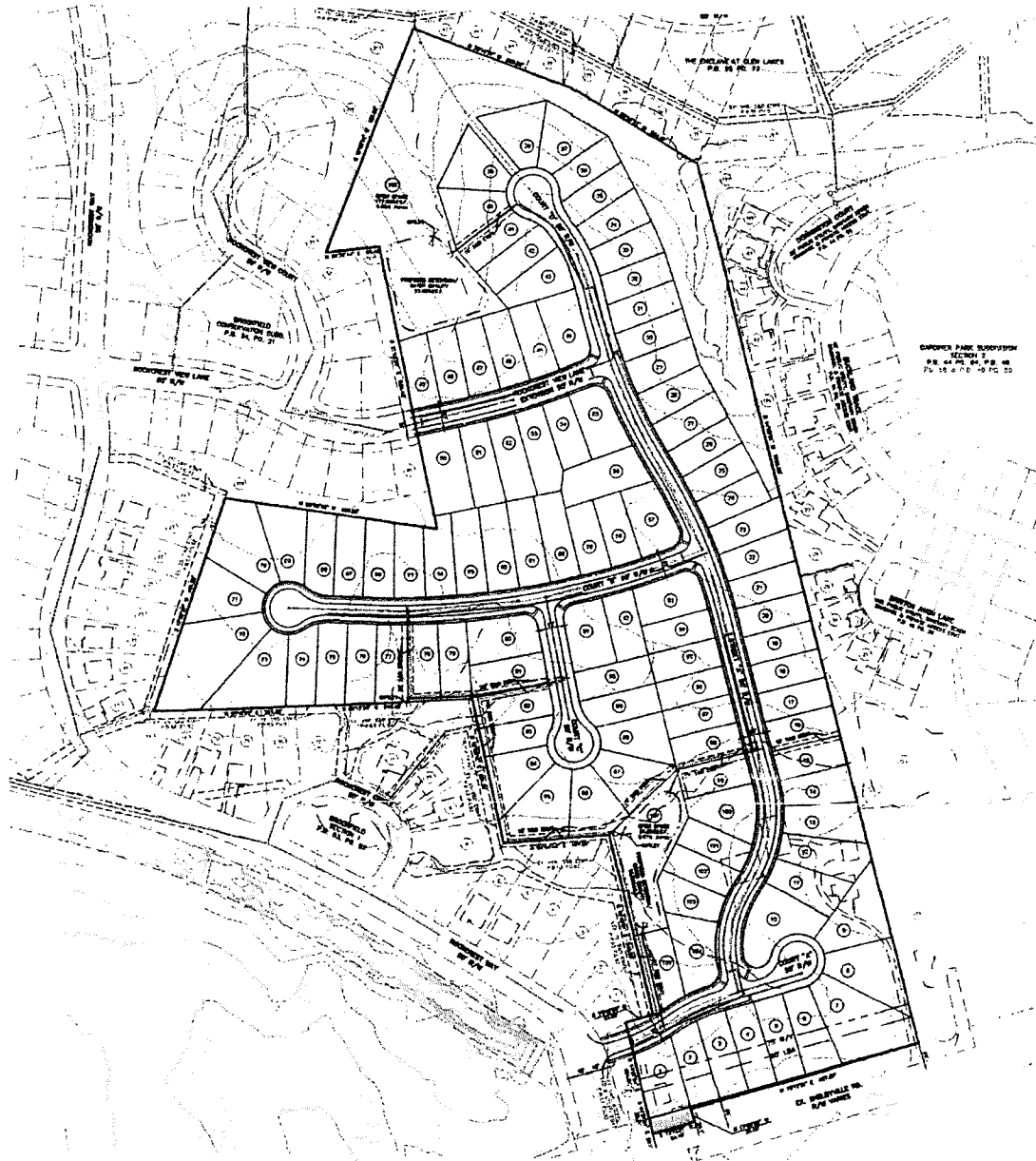
Currently, the proposed Ingress / Egress to the new subdivision would be via the Brookfield Subdivision entrance off Shelbyville Road with additional ingress / egress requiring travel through the Brookfield Subdivision.

Note the Bryant Farm entrance is within 10 ft of the end of the Brookfield Monument which has the potential for numerous accidents with residents entering the Brookfield and other trying to exit Bryant Farm.

Other Items / Issues:

- **Sewers**
- **Drainage**
- **Tree Canopy / Green Space**
- **Education / Current School Facilities are at capacity**
- **Direct Impact on Brookfield homeowners adjoining properties**
- **Direct Impact on Gardiner Park homeowners adjoining properties**
- **Effect on future Eastwood Village Commercial Development options**





LEGEND

---	EXISTING CENTERLINE
---	EXISTING OPEN DRAIN
---	EXISTING DITCH BANK & HAND DRAIN W/ PIPE
---	EXISTING HEADWALL W/ PIPE
---	EXISTING SANITARY MANHOLE W/PIPE
---	PROPOSED DITCH BANK & HAND DRAIN W/PIPE
---	PROPOSED SLURPES & FLOWED HEADWALL W/PIPE
---	PROPOSED SANITARY MANHOLE W/PIPE
---	PROPOSED SANITARY FLOW APPROX
---	PROPOSED DRAINAGE SERVICE
---	PROPOSED TREE LINE

SITE DATA:

FORM DISTRICT	VILLAGE & HOODWOOD
PROPOSED FORM DISTRICT	W-1
EXISTING ZONING	R-1
PROPOSED ZONING	SM-SM/AGRICULTURAL
EXISTING LOT AREA	86,274 SQ. FT.
PROPOSED LOT AREA	36,774 AC.
NET LAND AREA	36,774 AC.
AVAILABILITY	20
NON-RESIDENTIAL LOTS	20
DENSITY	1.81 B.U./AC.
NET DENSITY	1.81 B.U./AC.
OPEN SPACE REQUIRED	120,000 SQ. FT. (190)
TOTAL OPEN SPACE PROVIDED	200,974 SQ. FT. (190)

PERFORMANCE STANDARDS:

MINIMUM LOT SIZE	6,000 SQ. FT.
FRONT/REAR SIDE YARD SETBACK	5'
REAR YARD SETBACK	5'
BUILDING HEIGHT	35'

TREE CANOPY DATA:

OPEN SITE AREA	1,340,999 SQ. FT.
TREE CANOPY COVERAGE	CLASS 0
EXISTING TREE CANOPY	238,809 SQ. FT. (17)
TREE CANOPY TO BE PRESERVED	86 SQ. FT.
TREE CANOPY TO BE REMOVED	27,744 SQ. FT. (24)
TREE CANOPY TO BE PLANTED	321,744 SQ. FT. (24)

RETENTION CALCULATIONS
 2.8/12 (0.3-0.72) (50,76) = 3.0 AC-FT

GENERAL NOTES:

1. DOMESTIC WATER SUPPLY: SUBJECT MATTER CAN BE SERVED BY THE LOUISVILLE WATER COMPANY; THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING DEPARTMENT'S STAFF, LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF EXISTING TREES: CONSTRUCTION ACTIVITIES SHALL BE STOPPED PRIOR TO ANY GRADING OR CONSTRUCTION OPERATIONS NEARBY OR NEAR THE TRUNK OF ANY TREE TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA NEARBY THE OPEN LINE OF THE TREE CANOPY AND SHALL BE MAINTAINED THROUGH ALL CONSTRUCTION ACTIVITIES. THE FENCING SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. THE FENCING SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. THE FENCING SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LOC SHALL BE PROVIDED AS REQUIRED PRIOR TO BEGINNING CONSTRUCTION.
5. THE DEVELOPMENT LIES IN THE EASTWOOD PARK DISTRICT.
6. PROPOSED, SIGNATURE REQUIREMENTS SHALL BE SUBMITTED TO AND APPROVED BY THE PLANNING STAFF PRIOR TO CONSTRUCTION PLAN APPROVAL AND THE SAME SHALL MEET THE REQUIREMENTS OF CHAPTER 1.0.3 OF THE LOC. CONSTRUCTION TO PREVENT FLOODING, DAMAGE TO EXISTING ROADS AND STRUCTURES SHALL BE PROVIDED.
7. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN.
8. IN ACCORDANCE WITH CHAPTER 1.0 OF THE LOC, A FAST SURVEY HAS BEEN CONDUCTED BY AND A SET OF EXISTING AND TO BE SETTING POINTS HAS BEEN FOUND. A REVIEW OF PUBLISHED GEODETIC INFORMATION FROM THE CITY OF LOUISVILLE, SURVEY CONTAINED NO INDICATIONS OF DISCREPANCY ON THE SUBJECT PROPERTY.

DEVELOPER
Mindel, Scott & Associates,
 3609 WALDEN AVE.
 LEXINGTON, KY 40517

OWNERS
 PRIVATE PROPERTIES OF LOU
 P.O. BOX 13267
 LOUISVILLE, KY 40253
 WILM & BRITNEY LING INVEST
 10000 LICK FORD ROAD
 LOUISVILLE, KY 40245

PRE-APPLICATION SUBDIVISION PLAN
BRYANT FARMS SUBDIVISION
 16317, 16401, 16401 R, SHELBYVILLE ROAD
 & 16500 GLEN LAKES DRIVE
 LOUISVILLE, KENTUCKY 40245
 LOT 17, 18, 19, 20, 21, 22, 23, 24, 25
 D.B. 9059, P.G. 889, & D.B. 889A, P.G. 381

Sheet
 1

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GRAPHIC SCALE 1"=100'

2.2.6 R-4 Residential Single Family District

The following provisions shall apply in the R-4 Residential Single Family District unless otherwise provided in these regulations:

- A. **Permitted Uses:**
 All uses permitted in the R-1 Residential Single Family District.
- B. **Conditional Uses**
 Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.
- C. **Permitted Uses With Special Standards***
 Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.
- D. **Property Development Regulations**
 Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.
- E. **Maximum Density and FAR**
 - 1. **Maximum Floor Area Ratio:**
 - a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5): 1.5
 - b. For all other lots: 0.5
 - c. Floor Area Ratio for Conservation Subdivision see Table 7.11.1
 - 2. **Maximum Density:**4.84 dwellings per acre
 Additional density up to 6.05 dwellings per acre may be achieved using the Mixed Residential Development Incentive (MRDI) Option. See Section 4.3.20.

2.2.7 R-5 Residential Single Family District

The following provisions shall apply in the R-5 Residential Single-Family District unless otherwise provided in these regulations:

- A. **Permitted Uses:**
All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):
Dwellings, semi-detached, on lots recorded before June 17, 1954, where each dwelling unit is constructed on its own lot and meets all other requirements of this zoning district
- B. **Conditional Uses:**
Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.
- C. **Permitted Uses With Special Standards***
Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.
- D. **Property Development Regulations:**
Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.
- E. **Maximum Density And Far**
 - 1. **Maximum Floor Area Ratio:**
 - a. For reduced size lots created in accordance with the Alternative Development Incentives regulations (Chapter 4, Part 5) 1.5
 - b. For all other lots: 0.5
 - c. Floor Area Ratio for Conservation Subdivision see Table 7.11.1
 - 2. **Maximum Density:**7.26 dwellings per acre
Additional density up to 9.07 dwellings per acre may be achieved using the Mixed Residential Development Incentive (MRDI) Option. See Section 4.3.20.



Land Use

and Gilliland and Eastwood-Fisherville Roads are listed as Scenic Corridors. The neighborhood planning process offered an opportunity to examine each of these boundaries in more detail and provide recommendations for any necessary adjustments based on existing neighborhood conditions and desired future growth patterns.

Discussions during the initial task force meetings centered around the boundary of the village and the Village Center as they were identified in Cornerstone 2020. Taskforce members discussed their sense of the Eastwood limits. Physical, political, and historical boundaries were considered including fire districts, subdivision boundaries, and watersheds. Typical characteristics of villages across the country were identified and compared to the Eastwood area. Current development patterns were reviewed in context with a village model. Existing zoning was also used to analyze the appropriateness of the boundary as identified in Cornerstone 2020.

In addition, the concept of a "walkable" community was applied to the area. This concept is based on empirical data that most people are willing to walk up to a distance of a quarter mile before choosing to travel by automobile.

All of the above issues resulted in the recommended changes to the village boundary and the Village Center as shown in Figure 4.

Density and Zoning

Current zoning classifications found within the neighborhood area include Residential (R-4 and R-5), Commercial (C-1 and C-2), Office (OTF) and Industrial (M-2). The existing zones and the percentage of area of each zone within the Village is listed in the following table:

Zone	Percentage of Village Area
R-4	87.5
R-5	5.2
OTF	0.6
C-1	4.8
C-2	1.2
M-2	0.7



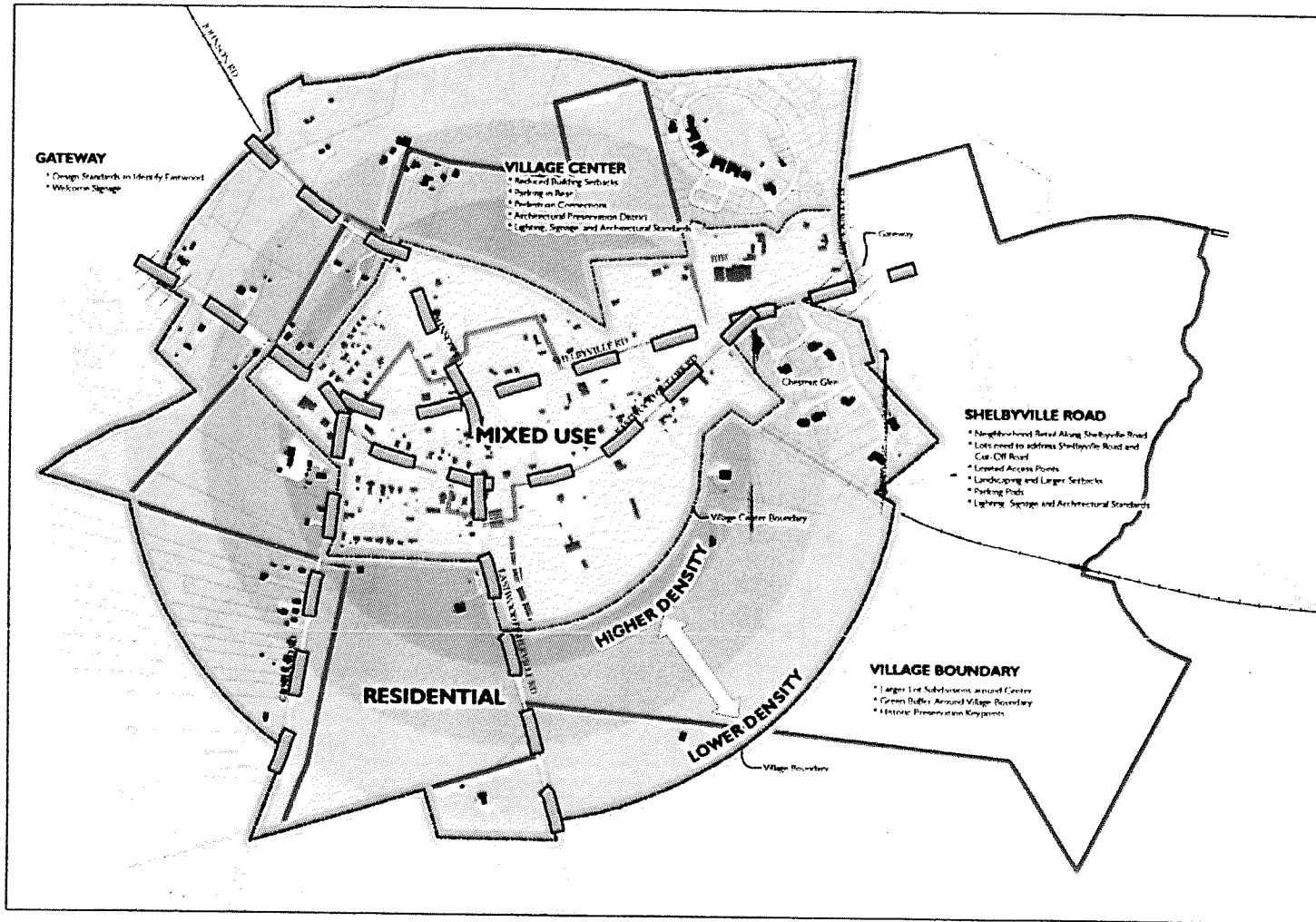
Typical home on Eastwood Fisherville Road

Most of the properties within the Village Center are zoned residential and commercial. There are two properties which are zoned M-2, Industrial, also located within the Village Center. These include Kentuckiana Auto Sales at 16121 Shelbyville Road and East End Welding at 116 Gilliland Road. An area-wide rezoning to downzone these properties to C-1 would permit land uses in the future which are compatible with uses envisioned for the Village Center. Current use of the M-2 properties would continue as non-conforming land uses. The requirements and restrictions of the less intense C-1 would only apply for new development and expansion.

An active association consisting of residents and business owners of Eastwood is needed to become the advocate for the vision established for Eastwood. This association, in cooperation with a review committee



PROPOSED EASTWOOD VILLAGE FORM DISTRICT BOUNDARIES





EASTWOOD ZONING

Eastwood Neighborhood Plan

