

## Mattingly, Laura L

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**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 Bardenwarper 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](mailto:JeNelson@republicbank.com)>  
**Cc:** [paulforeman1733@gmail.com](mailto: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

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On Oct 2, 2017, at 10:30 AM, Jeff Nelson <[JeNelson@republicbank.com](mailto: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](mailto:wbb@bardlaw.net)) <[wbb@bardlaw.net](mailto:wbb@bardlaw.net)>; 'rpigneri@ballhomes.com' <[rpigneri@ballhomes.com](mailto:rpigneri@ballhomes.com)>

**Cc:** 'tjschindle@aol.com' <[tjschindle@aol.com](mailto:tjschindle@aol.com)>; paulforeman1733@gmail.com; Terry French <[Tcfrench47@gmail.com](mailto:Tcfrench47@gmail.com)>; joycecrum1@gmail.com; robinqq30@yahoo.com; Rick Gorter <[rickgorter@twc.com](mailto:rickgorter@twc.com)>; ViperGampy@aol.com; Alan Fowler ([alfowler1@msn.com](mailto:alfowler1@msn.com)) <[alfowler1@msn.com](mailto:alfowler1@msn.com)>; Herbs <[K.Herb@Att.Net](mailto:K.Herb@Att.Net)>; Deb Bryant ([Deb.Bryant@mcmcpa.com](mailto:Deb.Bryant@mcmcpa.com)) <[Deb.Bryant@mcmcpa.com](mailto:Deb.Bryant@mcmcpa.com)>; Linda Walker <[lindawal1110@twc.com](mailto: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 28<sup>th</sup> 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

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**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](mailto:JeNelson@Republicbank.com)

Sincerely,

Jeff Nelson  
Gardiner Park HOA President

CC: Gardiner Park Board of Directors

**Mattingly, Laura L**

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**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](mailto: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

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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](mailto: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**

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**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](mailto: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

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**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](mailto: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.




## Mattingly, Laura L

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**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](mailto: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