

From: finance@copperfieldky.com
To: [Lockett, Jay P](#)
Cc: [M. Thurman Senn](#); activities@copperfieldky.com; president@copperfieldky.com
Subject: Case 21-DDP-0110
Date: Thursday, January 20, 2022 5:08:04 PM
Attachments: [11 29 21 NM sent to neighbors 12 01 21.pdf](#)
[21-DDP-0110 Elevations 121321.pdf](#)
[12573 Condo Elevations 2009.pdf](#)

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Jay,

I am the finance chair and longest serving member of the Copperfield HOA board. Our residents, including myself, are extremely concerned about the Office of Planning and Design Services potentially lifting the Binding Element #6 in #12573. Mr. Garret has put together a plan more than doubling the density limit that was very intentionally put in place. Furthermore, they have pulled a bait and switch with what they presented to my neighbors during their public meeting vs what they have applied for with your office. Please see the attached presentation and note the opening statement of “8 three story buildings”, also during his presentation Mr. Talbott stressed the flat roof was a decorative feature intended to keep the overall height down and was being done for our benefit at extreme cost to him. In the latest elevations they have returned to the gable roof and are presenting a 4-story building. I think they’ve terribly misrepresented this project to the community, and I ask the Office of Planning and Design to insist they redesign the project to fit within the binding element density limitation of 4.91 du/a, or abandon the project all together.

I’ve attached images of the original and approved plan for this space, the plan presented during the public meeting, and the latest plan presented to your office. This is a big change and its unfair to change the rules after the residents of Copperfield, Valencia, and Landis Lakes have already spent their money and built their homes. This is not NIMBYism, it is literally in the front yards of Copperfield residents and will be their new view for as long as they own their homes.

Please remember the sole purpose of Mr. Garret, and Mr. Triplett is to turn a profit, and they are doing it at the cost of our community.

Thank you,



Jeremy J. Rydberg
VP of Research and Innovation at Atlas Machine & Supply

1-855-GO-ATLAS • [502-381-8882](tel:502-381-8882)

• jjrydberg@atlasmachine.com • www.atlasmachine.com