

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223  
(502) 426-6688 • WWW.BARDLAW.NET

John C. Talbott  
Email: john@bardlaw.net  
Mobile: (502) 741-8783

February 16, 2021

RE: Neighborhood meeting for proposed subdivision and zone change from R-4 Residential to R-5 Residential on approximately 23.5 acres of property located at the northwest corner of the Mount Washington and Cedar Creek Roads intersection at 7507 ½ & 7509 Mt. Washington Road and parcel ID 00860181

Dear Neighbor:

We are writing to notify you about an upcoming “neighborhood meeting” regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually. The details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

Our client, Rocco Pigneri with Ball Homes, LLC is seeking a subdivision approval with a rezoning from R-4 Residential to R-5 Residential on the property referenced above. The project is proposed to consist of up to 117 lots on approximately 23.5 acres. As such, a plan has been filed for pre-application review with the Metro Planning and Design Services (PDS) that has been assigned case number **21-ZONEPA-0007** and case manager **Dante St. Germain**.

The virtual meeting will be held on **Tuesday, March 2<sup>nd</sup>** beginning at **6:30 p.m.**

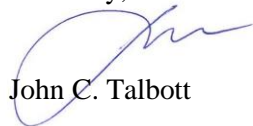
Enclosed for your review are the following:

1. The development plans
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet
5. Instruction sheet on how to join the virtual meeting.
6. Information sheet on how to obtain case information online from PDS’ online customer service portal.
7. PDS’ “After the Neighborhood Meeting” sheet

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call me, or contact the PDS manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

Sincerely,



John C. Talbott

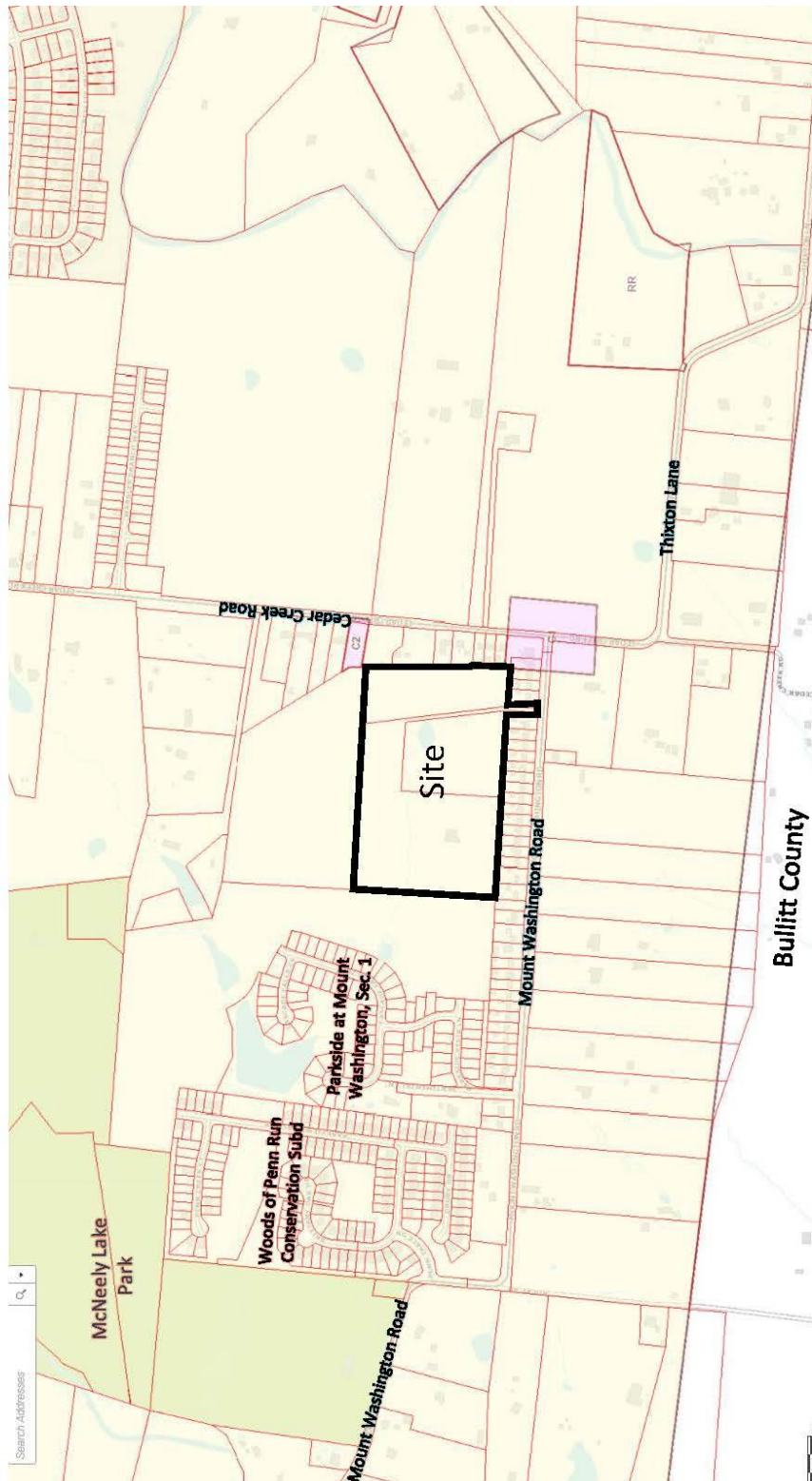
cc: Hon. James Peden, Councilman, District 23  
Dante St. Germain, Planning & Design Case Manager  
David Mindel & Kathy Linares, land planners with Mindel, Scott & Associates, Inc.  
Rocco Pigneri, applicant with Ball Homes, LLC

# DEVELOPMENT PLANS





# LOJIC SITE LOCATION SHEET





## **DETAILED SUMMARY SHEET**

Our client, Rocco Pigneri with Ball Homes, LLC is seeking a subdivision approval with a rezoning from R-4 Residential to R-5 Residential on the property referenced above. The project is proposed to consist of up to 117 lots on approximately 23.5 acres. As such, a plan has been filed for pre-application review with the Metro Planning and Design Services (PDS) that has been assigned case number **21-ZONEPA-0007** and case manager **Dante St. Germain**.

The property is located on the north side of Mt. Washington Road at Cedar Creek Road, as shown on the attached "LOJIC Site Location" attachment. The present zoning is R-4, the proposed zoning change is to R-5. The form district is Neighborhood Form District with no proposed change thereto.

Landscaping, screening and buffering will contain at least the minimum amount required by Chapter 10 of the Louisville Metro Land Development Code (LDC). Greater detail on this should be available at the time of the neighborhood meeting, which should also include details on the plan for preservation of trees and other vegetation. A tree preservation plan basically accomplishing this will be provided to the planning commission's staff landscape architect for approval prior to commencement of post-approval construction activities.

Sanitary sewer service will connect to the Derek Guthrie Wastewater Treatment Plant by Lateral Extension Agreement.

A traffic impact study (TIS) is being prepared by Diane Zimmerman, Traffic Engineer. When completed, it will be available, like everything else pertaining to this proposed project, on the PDS customer service portal. The access points for the proposed development will be through the road network for the other recent developments to the north. Our plan is not to bring access to the site through Mt. Washington, but Planning and Design Services and Public Works may require that we do so during the formal review process.

Storm water will be directed to detention/compensation basin on adjacent Parkside at Mt. Washington subdivision, once capacity is verified. Post-development peak flows will not exceed pre-development peak flows from development.

**NOTICE OF POTENTIAL SUBDIVISION/DEVELOPMENT PLAN CHANGES.** Please be advised that this "Detailed Summary" is being provided early in the application process. As such, whereas every effort has been made to assure accuracy, changes may be made to the subdivision/development plan before the now scheduled neighborhood meeting and also after it based on public comments and those of various agencies and PDS staff review. Any changes will be available for public review on the PDS Online Customer Service Portal. Instructions on how to access this information is provided in the PDS's online customer service portal information sheet. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the PDS case manager if you have any questions, or contact any others listed on the Contact Information Sheet where contact information is provided.

## **CONTACT INFORMATION SHEET**

### **1. PRIMARY CONTACT**

*Bardenwerper, Talbott & Roberts, PLLC  
1000 N. Hurstbourne Pkwy., 2<sup>nd</sup> Floor  
Louisville, KY 40223  
Attn: John C. Talbott – (502) 741-8783  
[john@bardlaw.net](mailto:john@bardlaw.net)*

### **2. ENGINEERING FIRM**

*Mindel Scott & Associates, Inc.  
5151 Jefferson Blvd.  
Louisville, Kentucky 40219  
Attn: David Mindel or Kathy Linares – (502) 485-1508  
[dmindel@mindelscott.com](mailto:dmindel@mindelscott.com) or [klinares@mindelscott.com](mailto:klinares@mindelscott.com)*

### **3. APPLICANT**

*Ball Homes, LLC  
13301 Magisterial Drive  
Louisville, KY 40223  
Attn: Rocco Pigneri – 429-6898  
[rpigneri@ballhomes.com](mailto:rpigneri@ballhomes.com)*

### **4. CASE MANAGER OR SUPERVISOR**

*Dante St. Germain, Planning & Design Case Manager  
Planning & Design Services  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
(502) 574-4388  
[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)*

# INSTRUCTION SHEET ON HOW TO JOIN THE VIRTUAL MEETING

You may join the meeting using a computer, tablet, smart phone, or standard telephone

Ball/Parkside NM

Tue, Mar 2, 2021 6:30 PM - 8:30 PM (EST)

**Please join my meeting from your computer, tablet or smartphone.**

<https://global.gotomeeting.com/join/549995589>

**You can also dial in using your phone.**

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

**Access Code:** 549-995-589

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/549995589>

Note: If anyone would like the connection link emailed to them, or a set of the meeting slides, please email Anna Martinez at [amc@bardlaw.net](mailto:amc@bardlaw.net) or Nanci Dively at [nsd@bardlaw.net](mailto:nsd@bardlaw.net)

**IF YOU ARE UNABLE TO ATTEND THE VIRTUAL MEETING AND HAVE QUESTIONS, PLEASE FEEL FREE TO CONTACT ANY OF THE FOLLOWING:**

***John C. Talbott, Esq.*** – (502) 741-8783

[\*john@bardlaw.net\*](mailto:john@bardlaw.net)

*Bardenwerper, Talbott & Roberts, PLLC*

***David Mindel and/or Kathy Linares*** – (502) 485-1508

[\*dmindel@mindelscott.com\*](mailto:dmindel@mindelscott.com) or [\*klinares@mindelscott.com\*](mailto:klinares@mindelscott.com)

*Mindel Scott & Associates, Inc.*

***Dante St. Germain, Planning & Design Case Manager***

(502) 574-4388

[\*Dante.St.Germain@louisvilleky.gov\*](mailto:Dante.St.Germain@louisvilleky.gov)

**PLANNING & DESIGN SERVICES (PDS's)**  
**ONLINE CUSTOMER SERVICE PORTAL INFORMATION SHEET**

To view details of the zone change online, use the link at:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Click on the "Search" tab

Then "Planning Applications"

Enter case number in "Record Number" box

Click on "Record Info" tab



## **AFTER THE NEIGHBORHOOD MEETING SHEET**

### **After the Neighborhood Meeting**

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting. Please contact the case manager if you are interested in learning how to request a night hearing or hearing in the district of the project.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.