

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

John C. Talbott
Email: JOHN@BARDLAW.NET
Mobile: (502) 741-8783

May 4, 2026

RE: Neighborhood meeting for a proposed Conditional Use Permit (“CUP”) to allow athletic fields on property located at 2612 S. English Station Road

Dear Neighbor:

We are writing to invite you to a neighborhood meeting to present our CUP plan for athletic fields on the above referenced property.

The applicant, The Base, LLC d/b/a Base Performance, is proposing to repurpose the existing barn for 2 indoor turf fields, a weight room and office. The site will also have outdoor turf athletic fields. The property consists of approximately 23.7 acres, however the CUP for the indoor and outdoor athletic fields will only cover 12.38 acres. The residual 11.33 acres are not a part of the development plan. The existing curb-cut will be closed and a new entrance to the site will line up across from Echo Trail and there will be 146 parking spaces provided.

A CUP plan was filed for pre-application review with the Office of Planning that was assigned case number **26-CUPPA-0068** and case manager **Jude Mattingly**. This meeting is intended to explain this plan and hear what thoughts, issues and concerns you may have.

The meeting will be held on **Monday, May 18, 2026**, beginning at **6:00 p.m.** at **First Baptist Church Eastwood** located at **16122 Eastwood Cut Off Road, Louisville, Kentucky**. *(Park in the upper parking lot via the frontage road that runs in front of the church. Access the frontage road from either Eastwood Fisherville Road or Eastwood Cut Off Road. Enter the Multipurpose Building located in the rear of the parking lot through the door located on the left side of the building. Go down the stairs to the meeting room. Wheelchair access is available through the back door).*

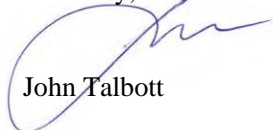
Enclosed for your review are the following:

1. The development plan;
2. LOJIC site location zoning map sheet showing the location of the site;
3. Detailed summary sheet of the project;
4. Contact information sheet and Information on how to obtain case information online from Office of Planning online customer service portal;
5. Office of Planning “After the Neighborhood Meeting” sheet;

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

We look forward to our opportunity to visit with you.

Sincerely,



John Talbott

cc: Hon. Stuart Benson, Councilman, District 20
Hon. Kevin Kramer, Councilman, District 11
Jude Mattingly, Case Manager with Office of Planning
Kelli Jones with Sabak, Wilson & Lingo, Inc.
Toby Vonberg, applicant representative with The Base, LLD d/b/a Base Performance

LOJIC SITE LOCATION



DETAILED SUMMARY SHEET

The applicant is seeking a Conditional Use Permit (“CUP”) to allow athletic fields and is proposing to repurpose the existing barn for 2 indoor turf fields, a weight room and office. The site will also have turf athletic fields. The property consists of approximately 23.7 acres, however the CUP for the indoor and outdoor athletic fields will only cover 12.38 acres. The residual 11.33 acres are not a part of the development plan. The existing curb-cut will be closed and a new entrance to the site will line up across from Echo Trail and there will be 146 parking spaces provided. A CUP plan was filed for pre-application review with the Office of Planning that was assigned case number **26-CUPPA-0068** and case manager **Jude Mattingly**.

The property is located on the southwest side of S. English Station Road as shown on the attached “LOJIC Site Location” attachment.

The present zoning is R-R. The present form district is Neighborhood with no proposed changes thereto. The landscaping, screening and buffering will generally be as shown on the development plan and be in compliance with Chapter 10 of the Louisville Metro Land Development Code (LDC).

All dumpster pads/compactors, transformers, AC units, generator pads (if any) will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewer service is not available, subject to Board of Health approval prior to MSD construct plan approval.

Storm water assure that the post-development rate of run-off does not exceed pre-development conditions.

NOTICE OF POTENTIAL 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 development plan before the now scheduled neighborhood meeting and also after it based on public comments and those of various agencies and Office of Planning staff review. Any changes will be available for public review on the Office of Planning Online Customer Service Portal. Instructions on how to access this information is provided in the Office of Planning’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 Office of Planning 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., Suite 200
Louisville, KY 40223
John C. Talbott – (502) 741-8783
John@bardlaw.net*

2. ENGINEERING FIRM

*Sabak, Wilson & Lingo, Inc.
301 East Main Street, Ste.201
Louisville, KY 40202
Kelli Jones - (502) 584-6271 ext. 237
kelli.jones@swlinc.com*

3. APPLICANT

*Toby Vonberg
The Base, LLD d/b/a Base Performance
toby@repakrecycling.com*

4. CASE MANAGER OR SUPERVISOR

*Jude Mattingly, Case Manager
Office of Planning
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-1300
Jude.Mattingly@louisvilleky.gov*

OFFICE OF PLANNING'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

Why a 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. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link: <https://louisvilleky.gov/government/planning-design/notifications>
Select "Notification of Development Proposals" and "Weekly Agenda".

What Happens Next

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 hearing.

Want to Know More

You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.

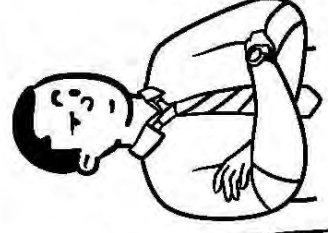
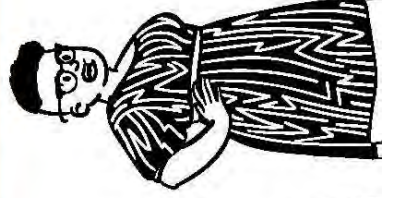
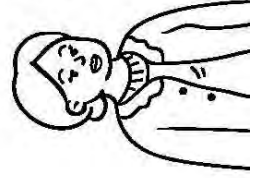
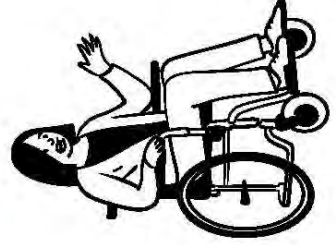
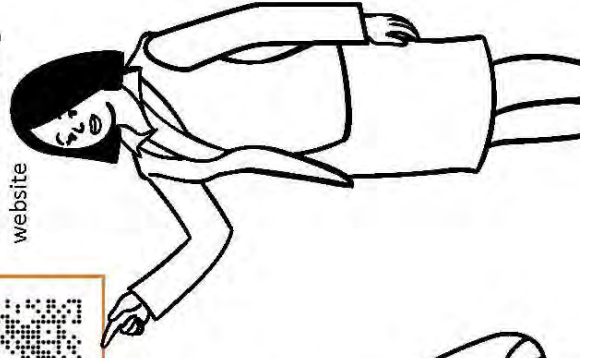
<https://louisvilleky.gov/government/planning-design/citizen-guides>

Staying Informed

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning 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 to obtain Office of Planning information.



Scan QR Code with your phone for quick access to the Office of Planning website



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