



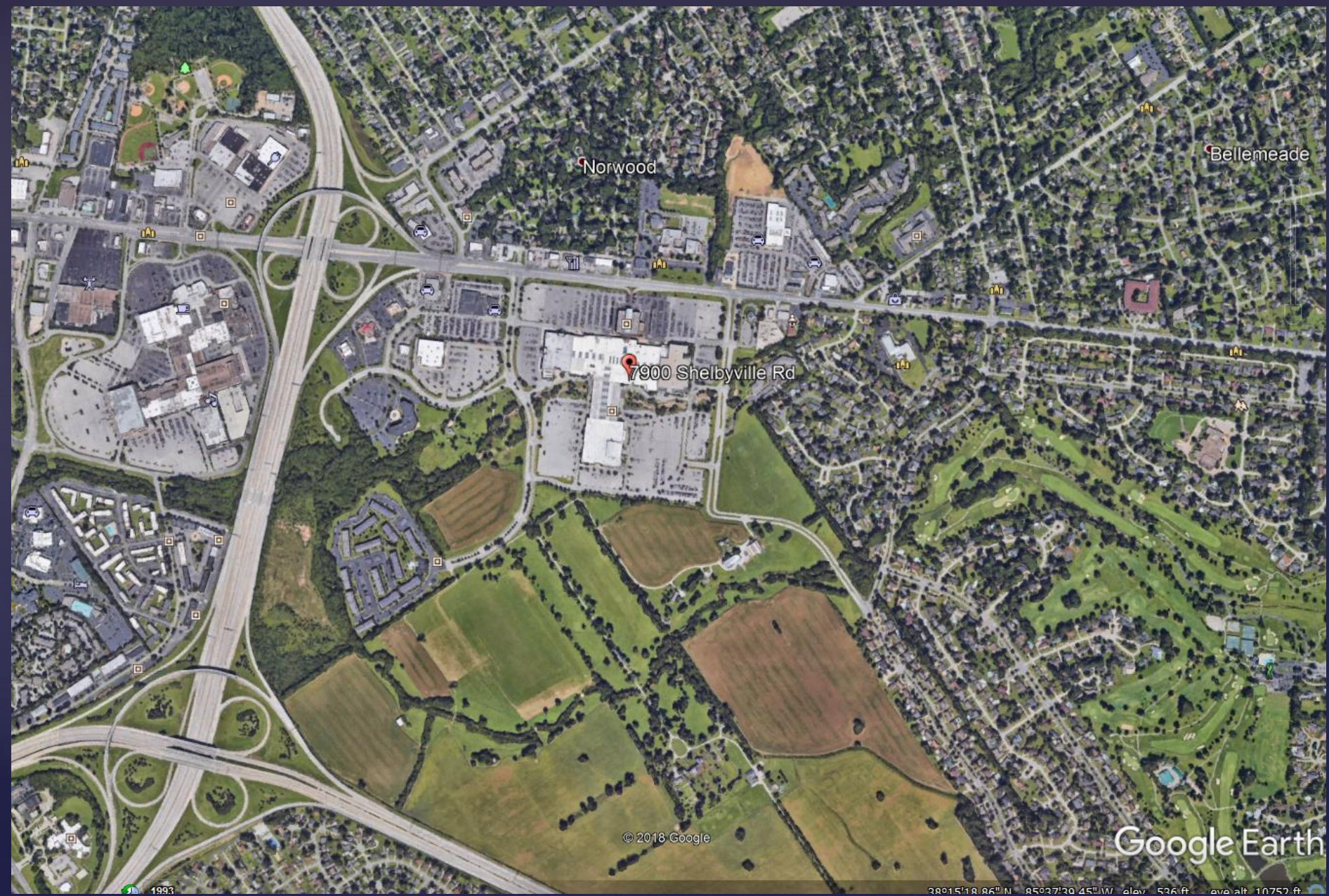
TOPGOLF
LOUISVILLE

OXMOOR CENTER

www.topgolflouisville.com

Case No. 18ZONE1014

- Change in Zoning from C-1 and R-4 to C-2
- Revised Detailed District Development Plan
- Conditional Use Permit for Golf Driving Range
- Variance of 5.3.3.c.2.c, 5.3.3.C.2.a and 4.8.3 to increase maximum allowed height of building accessories; 275' maximum setback for Christian Way and Oxmoor Lane; and, to encroach into the 100' stream buffer
- Waiver of Chapter 10, Part 2 to encroach into the required VUA LBA along Christian Way and Oxmoor Lane



Norwood

Bellemeade

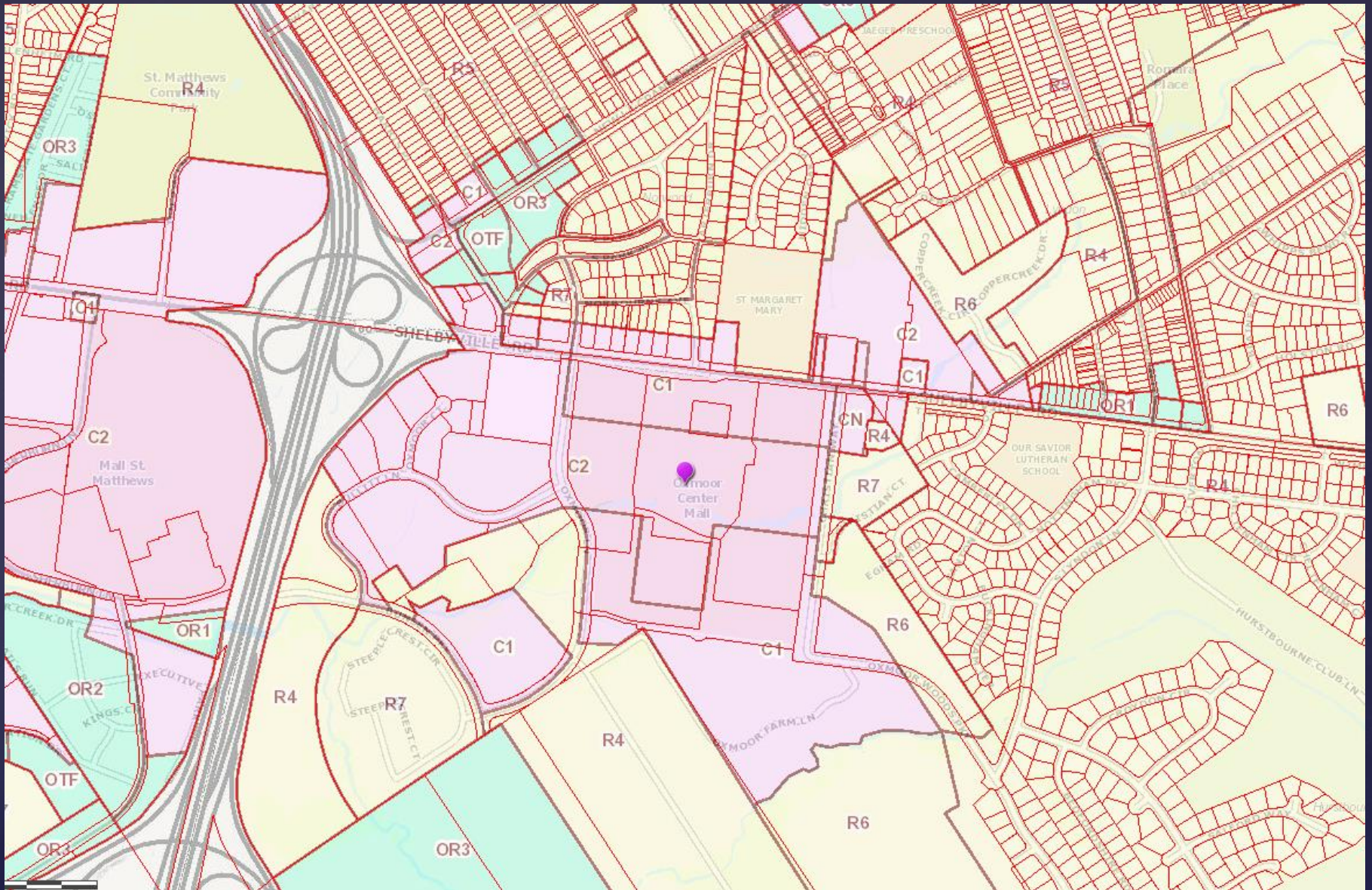
7900 Shelbyville Rd

© 2018 Google

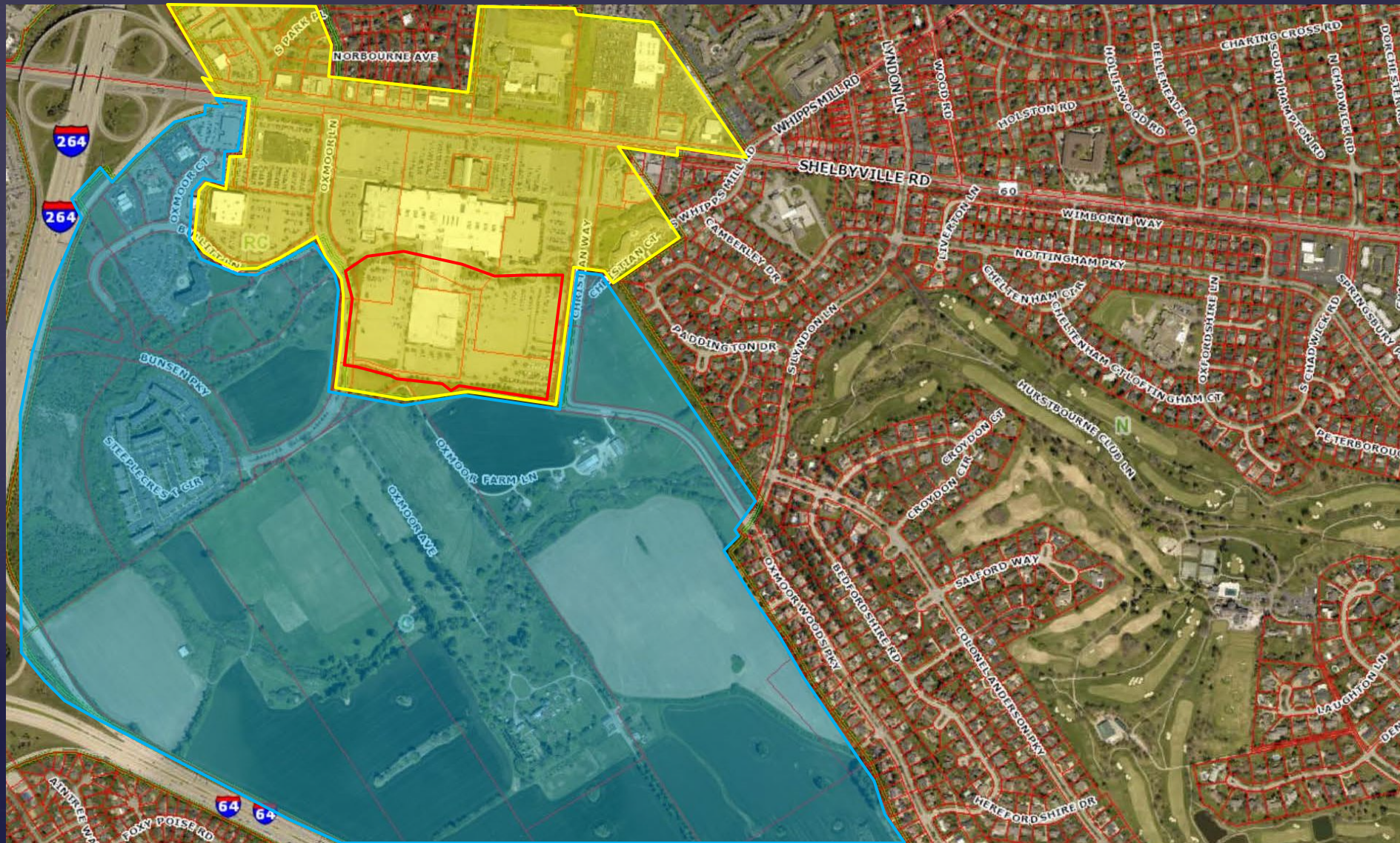
Google Earth

1993

38°15'18.86" N 85°27'30.45" W elev. 536 ft. ave alt. 10752 ft.



Form District Boundaries



- ⌘ “Typically contains a mixture of high intensity uses including regional shopping, office, services [and] entertainment facilities...”
- ⌘ “designed to serve a population of at least 100,000”
- ⌘ “Redevelopment and infill development are encouraged.”

Regional Center Form District Cornerstone 2020

- ⌘ Serve “a single or predominant function , often of regional importance”
- ⌘ University, hospital or corporate headquarters
- ⌘ Mixture of uses, including commercial and residential

Campus Form District Cornerstone 2020



Shelbyville Road

Dick's Sporting Goods

Von Maur

Existing Mall Building

Macy's

Christian Way

Brush Grass Creek

Oxmoor Lane

Bull Lane

Restaurant B

Proposed Transit Stop

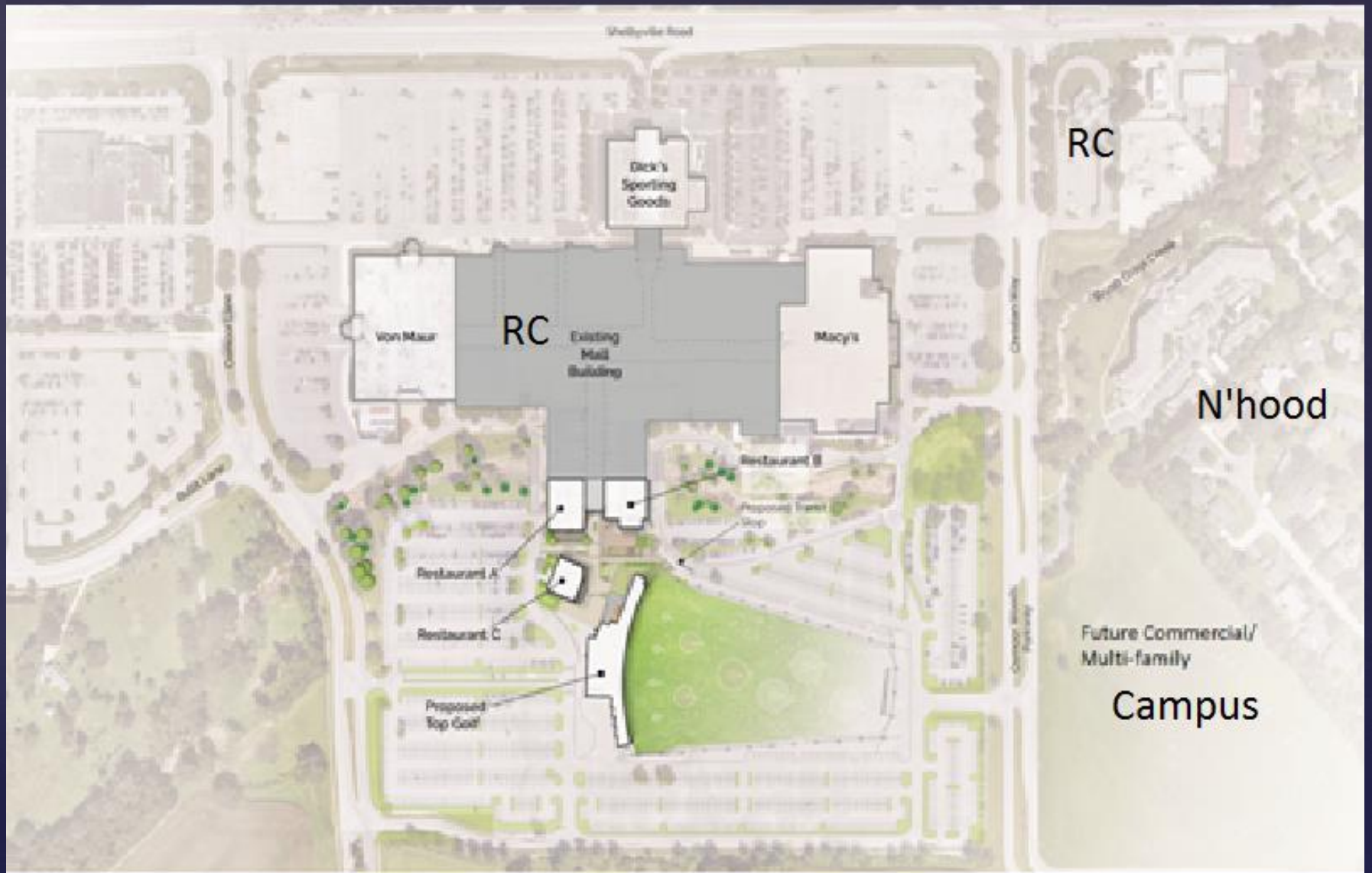
Restaurant A

Restaurant C

Proposed Top Golf

Oxmoor Woods Parkway

Future Commercial/
Multi-family



LEGEND

- PROPOSED DRAINAGE STRUCTURES
- EX. DRAINAGE STRUCTURES
- PROPOSED CULVERT (CONCRETE STRUCTURE)
- EX. CULVERT OR BRIDGE
- EX. CENTERLINE OF CREEK
- PROP. SANITARY SEWERS
- EX. SANITARY SEWERS
- PROP. STORM SEWER W/ 20' DRAINAGE ESMT.
- PROP. EASEMENT
- FLOOD PLAIN LIMITS

EROSION PREVENTION & SEDIMENT CONTROL LEGEND

- EROSION AND SEDIMENT CONTROL MEASURES
- STABILIZED CONSTRUCTION EXPOSED
- TEMPORARY SEDIMENT BASIN

REVISIONS:
 DOWNTOWN DEVELOPMENT WITH THE EXISTING ELEMENTS OF THE DISTRICT DEVELOPMENT PLAN

EMPC NARRATIVE

1. THE OWNER SUBMITTING A DEVELOPMENT PLAN SHALL SUBMIT THE EMPC MANAGEMENT PRACTICES CHECKLIST TO THE METROPOLITAN SEWER DISTRICT FOR APPROVAL.
2. IMPLEMENTATION OF THE APPROVED EMPC PLAN SHALL BE MONITORED BY THE FINAL CONSTRUCTION PHASE OF THE PROJECT.
3. BMP'S SHALL BE INSTALLED IN ADVANCE OF ANY LAND DISTURBANCE ACTIVITIES THAT ARE INITIATED ON SITE.
4. BMP'S INSTALLED SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT AND AFTER PROJECT COMPLETION HAS BEEN ESTABLISHED.
5. ANY MODIFICATION TO THE APPROVED EMPC PLAN MUST BE SUBMITTED AND APPROVED BY THE DISTRICT BEFORE WORK HAS BEEN RE-ESTABLISHED.
6. SANITARY SEWERS SHALL BE INSTALLED TO THE EXISTING MAINLINE WITHIN THE LIMITS OF THE FLOOD PLAN.
7. SELECTION OF WATER APPROVAL SHALL BE DEFERRING PRIOR TO CONSTRUCTION OF SANITARY SEWERS WATER MAINS OR APPURTENANCES.
8. THE "WETTED AREA" FLOOD PLAIN LIMITS MUST BE ESTABLISHED PRIOR TO INITIATING CONSTRUCTION APPROVAL, FLOODING ETC.
9. ANY FILL PLACED WITHIN THE FULLY DEVELOPED FLOOD PLAIN LIMITS SHALL BE COMPENSATED FOR IN A 1:1 BASIS.
10. EXISTING SEWERS SHALL CONNECT TO THE EXISTING MAINLINE WITHIN PRELIMINARY PLAN BY LATERAL EXTENSION, SUBJECT TO SEED.
11. RETENTION SHALL BE PROVIDED ON 1:1:1 FOR 2' TO A 100 YEAR STORAGE. SEE PRELIMINARY PLAN FOR ADDITIONAL DETAILS.
12. A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH THE DISTRICT'S EROSION CONTROL, SEDIMENTATION AND WATER QUALITY MANAGEMENT PROGRAM. CONSTRUCTION OF THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE COMPLETED PRIOR TO INITIATING CONSTRUCTION ACTIVITIES.
13. AN ANALYSIS WILL BE REQUIRED FOR FLOODING CREEK AND SHOWN ON THE PLAN. THERE WILL BE NO INCREASE IN MAJOR DRAINAGE CAPACITY OR FLOODING CREEK WIDTH.
14. PROPOSED OR EXISTING DRAINAGE ELEMENTS LOCATED ON SIDE LOT LINES SHALL BE CONTAINED ON EACH LOT.
15. C.E.E. APPROVAL IS REQUIRED PRIOR TO PERFORMING WORK OVERIN U.S. WATER.
16. A SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION.
17. START LANDSCAPE ARCHITECTURE FOR APPROVAL PRIOR TO BEGINNING LAND DISTURBANCE ACTIVITIES ON SITE.
18. CONSTRUCTION TRUCKS SHALL BE EXCLUDED PRIOR TO ANY DRIVING OR CONSTRUCTION ACTIVITIES TAKING INTO CONSIDERATION OF TRUCK TRAFFIC ON THE STREET. USE OF TRUCKS SHALL BE LIMITED TO THE NEARBY STREETS AND SHALL BE LIMITED TO THE NEARBY STREETS AND SHALL BE LIMITED TO THE NEARBY STREETS AND SHALL BE LIMITED TO THE NEARBY STREETS.
19. ALL ROADS AND SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE DISTRICT'S PLANNING COMMISSION.
20. PROPOSED USES AND LANDSCAPE MATERIAL SHALL BE PROVIDED IN ACCORDANCE WITH THE DISTRICT'S PLANNING COMMISSION.
21. INFRASTRUCTURE PERMIT AND BOND WILL BE REQUIRED FROM PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL.
22. TRAFFIC STUDY AND AIR QUALITY ANALYSIS WILL BE REQUIRED PRIOR TO FORMAL APPROVAL BY PUBLIC WORKS.
23. DEVELOPMENT SHALL OCCUR IN ACCORDANCE WITH THIS PLAN AND THE "SOIL EROSION AND SEDIMENTATION CONTROL PLAN".

APPROVED FOR THE DISTRICT
 9/16/24

PRELIMINARY DETENTION BASIN SIZE CALCULATIONS

PARCELS	RUNOFF COEFF.	AREA	EST. DELTA FOR YLL	EXT. PRE-DEVELOPMENT RUN-OFF	PER PRE-DEVELOPMENT RUN-OFF VOL.	EXT. POST-DEVELOPMENT RUN-OFF VOL.	NET. ESTIM. STORAGE VOL.
1, 2	0.27	0.57	0.60	2.8	11.2	1.42	0.83
3	0.22	0.22	0.00	2.8	0.01	0.00	0.01
4A-4E	0.27	0.78	0.54	2.8	58.0	0.61	2.72
6, 7	0.27	0.81	0.30	2.8	46.3	6.11	2.48
11, 12A, 12B, 12C	0.27	1.78	0.63	2.8	80.8	16.43	4.87
8A-8C, 9A, 9B, 10	0.27	0.72	0.40	2.8	100.9	11.19	5.33
15	0.27	0.55	0.32	2.8	73.0	3.50	1.00
16A	0.27	0.78	0.53	2.8	27.9	2.83	1.21
TOTAL							49.00

NOTE: THIS TABLE PROVIDES DETENTION FOR PARCELS 1-16. DETENTION FOR PARCELS 17-21 IS PROVIDED BY ADJACENT LANES.



Parcel No.	Class	Existing Zoning	Prop. Land Use	Area	Volume
1	Residential Single-Family	RS-10	Single-Family Residential	0.57	1.14
2	Residential Single-Family	RS-10	Single-Family Residential	0.57	1.14
3	Residential Single-Family	RS-10	Single-Family Residential	0.22	0.44
4A	Residential Single-Family	RS-10	Single-Family Residential	0.78	1.56
4B	Residential Single-Family	RS-10	Single-Family Residential	0.78	1.56
4C	Residential Single-Family	RS-10	Single-Family Residential	0.78	1.56
4D	Residential Single-Family	RS-10	Single-Family Residential	0.78	1.56
4E	Residential Single-Family	RS-10	Single-Family Residential	0.78	1.56
6	Residential Single-Family	RS-10	Single-Family Residential	0.81	1.62
7	Residential Single-Family	RS-10	Single-Family Residential	0.81	1.62
8A	Residential Single-Family	RS-10	Single-Family Residential	0.72	1.44
8B	Residential Single-Family	RS-10	Single-Family Residential	0.72	1.44
8C	Residential Single-Family	RS-10	Single-Family Residential	0.72	1.44
9A	Residential Single-Family	RS-10	Single-Family Residential	0.72	1.44
9B	Residential Single-Family	RS-10	Single-Family Residential	0.72	1.44
10	Residential Single-Family	RS-10	Single-Family Residential	0.72	1.44
11	Residential Single-Family	RS-10	Single-Family Residential	1.78	3.56
12A	Residential Single-Family	RS-10	Single-Family Residential	0.63	1.26
12B	Residential Single-Family	RS-10	Single-Family Residential	0.63	1.26
12C	Residential Single-Family	RS-10	Single-Family Residential	0.63	1.26
15	Residential Single-Family	RS-10	Single-Family Residential	0.55	1.10
16A	Residential Single-Family	RS-10	Single-Family Residential	0.78	1.56

APPROVAL
 DEVELOPMENT PLAN
 SHALL COMPLY WITH DISTRICT'S
 ORDINANCE 17-1-3

DATE: 9/16/24
 PUBLIC WORKS

GRESHAM SMITH AND PARTNERS

LDR International
 in LDR Company

JWAHIMB Indiana, LLC
 824 WEST MAIN STREET, 3RD FLOOR
 LOUISVILLE, KENTUCKY 40202

GENERAL DESIGN DEVELOPMENT PLAN
 OXWOOD FARM
 560 WEST WASHINGTON STREET
 LOUISVILLE, KY 40202

SCALE: 1"=400'
 SHEET NO. 1 OF 1



Future context



Additional Landscaping/Tree Canopy



Existing Oxmoor Center
South Parking Lot





Exterior Perspective

Louisville, KY | Planning and Zoning | June 4th, 2018 | Page 10

aria
GROUP

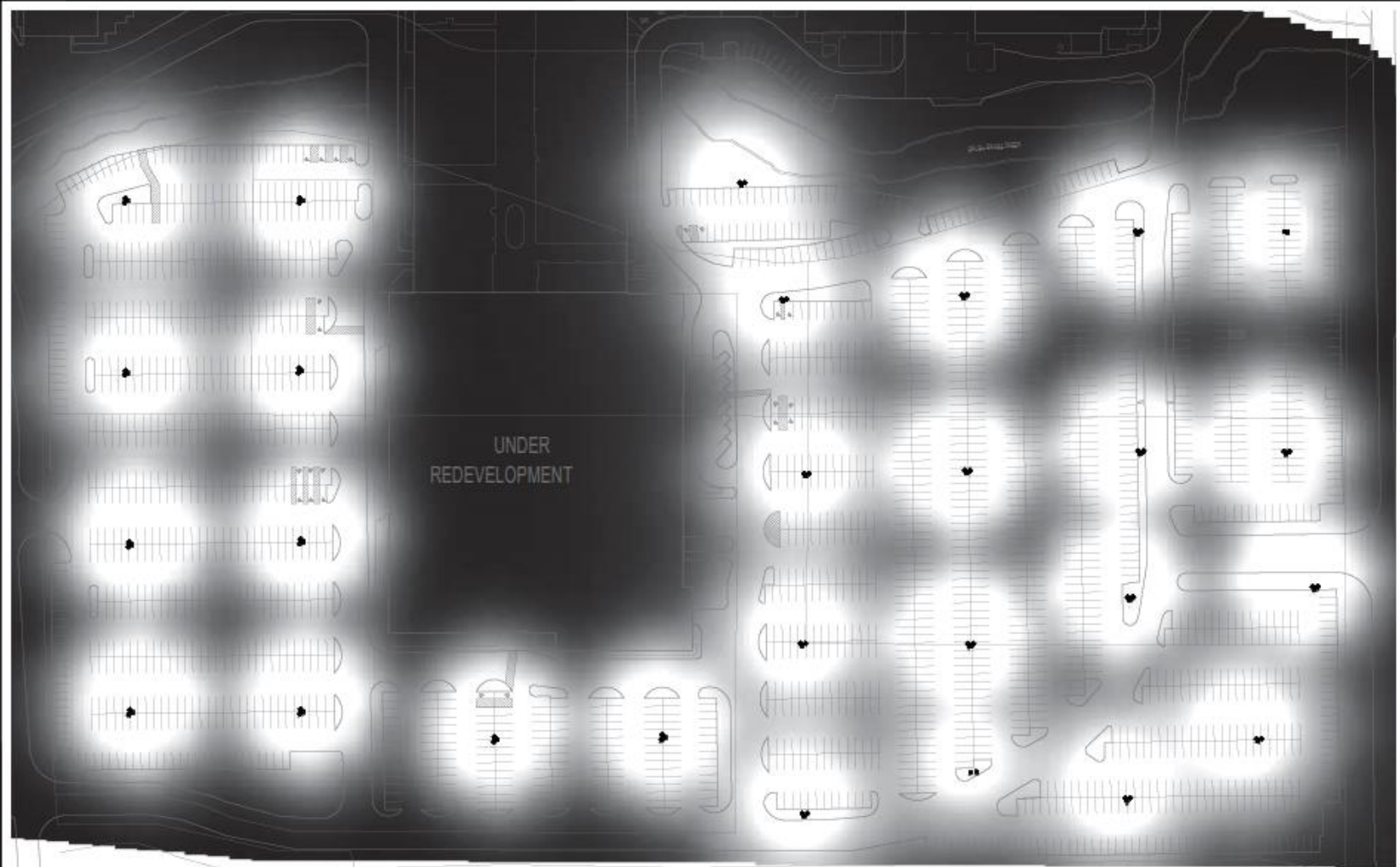


Exterior Perspective

Louisville, KY | Planning and Zoning | June 4th, 2018 | Page 11

aria
GROUP

LIGHTING



1 EXISTING PHOTOMETRIC CONTOUR SHADING PLAN
SCALE: 1"=50'-0"

CASE # 10024074
 7800
 W&J LLC & TRUST GROUP 3, LLC
 1200 N. LAKEVIEW
 CHICAGO, IL 60610
 312.467.1100

DESIGNER
 WOODS BAGOT
 8700 N. CENTRAL EXPRESSWAY, SUITE 1100
 DALLAS, TX 75245

DATE
 2014.04.08

BY
 200 & GREENLAND, INC. 300
 CHICAGO, IL 60604

SHEET TITLE: EXISTING PHOTOMETRIC CONTOUR SHADING PLAN
 PROJECT TITLE: TOP GOLF AT OXMOOR CENTER
 7800 SHELLEVILLE ROAD & DONOR LANE
 120.000, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

DATE: 04/08/14

SCALE: 1"=50'-0"

BY: [Signature]

DATE: 04/08/14

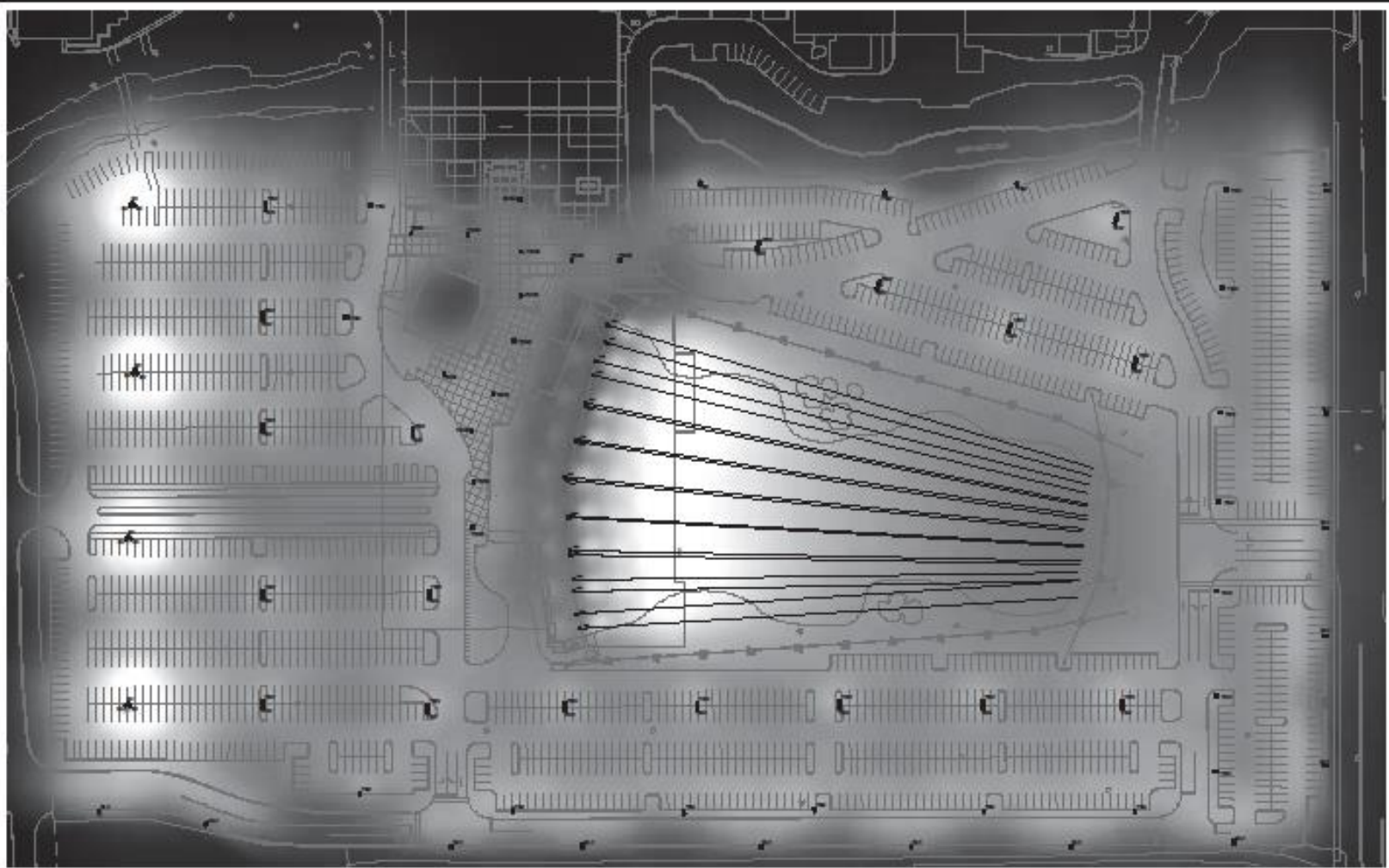
SHEET 2 OF 4

W&J LLC & TRUST GROUP 3, LLC
 1200 N. LAKEVIEW
 CHICAGO, IL 60610
 312.467.1100

WOODS BAGOT
 8700 N. CENTRAL EXPRESSWAY, SUITE 1100
 DALLAS, TX 75245

200 & GREENLAND, INC. 300
 CHICAGO, IL 60604

SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 100 S. 10TH STREET
 THE CORNER OFFICE
 LAWRENCE, MISSOURI 64503
 (816) 842-4871



① NEW PHOTOMETRIC CONTOUR SHADING PLAN
DATE: 11/15/2011



 SABAK, WILSON & LINGO, INC. ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS 1000 W. 10th Street, Suite 1000, Lincoln, NE 68502 TEL: 402.476.1111 FAX: 402.476.1112																					
																					
<table border="1"> <tr> <td>NO. 1</td> <td>NO. 2</td> <td>NO. 3</td> <td>NO. 4</td> <td>NO. 5</td> <td>NO. 6</td> <td>NO. 7</td> <td>NO. 8</td> <td>NO. 9</td> <td>NO. 10</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10										
NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10												
NEW PHOTOMETRIC CONTOUR SHADING PLAN TOP GOLF AT O'CONNOR CENTER 1000 W. 10th Street, Suite 1000, Lincoln, NE 68502 TEL: 402.476.1111 FAX: 402.476.1112																					
112																					









Out with the Old – In with the New (and Improved)

Old Metal Halide System: (12) Metal Halide fixtures mounted on (6) 10' poles above roof; 1000W per fixture

New LED System: (16) LED fixtures mounted to building façade below roof line; 500W per fixture

	<u>Old Metal Halide System</u>	<u>New LED System</u>	<u>Measured Reduction</u>
Total Watts (all lights)	12,000	8,000	25% ↓
Total Lumens (all lights)	1,320,000	928,000	30% ↓
Lumens per Light	220,000	58,000	74% ↓
Mounting Height	54'	42' / 27'	12' / 27' ↓
Background of Fixture	Black Sky	Illuminated Bldg Interior	

Lighting system comparison

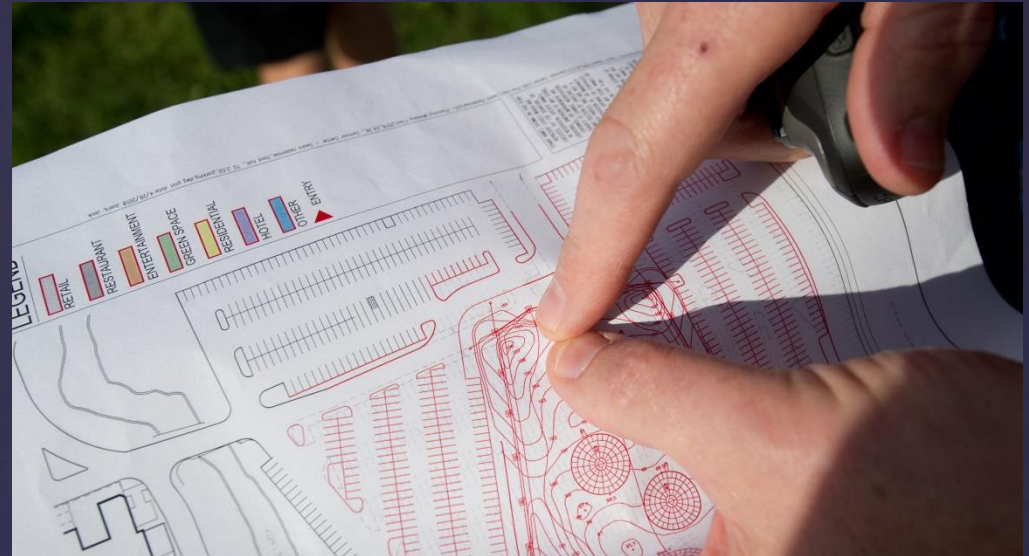


Glendale, AZ
New lighting system



Glendale, AZ
New lighting system

VISIBILITY STUDY



Method of Study



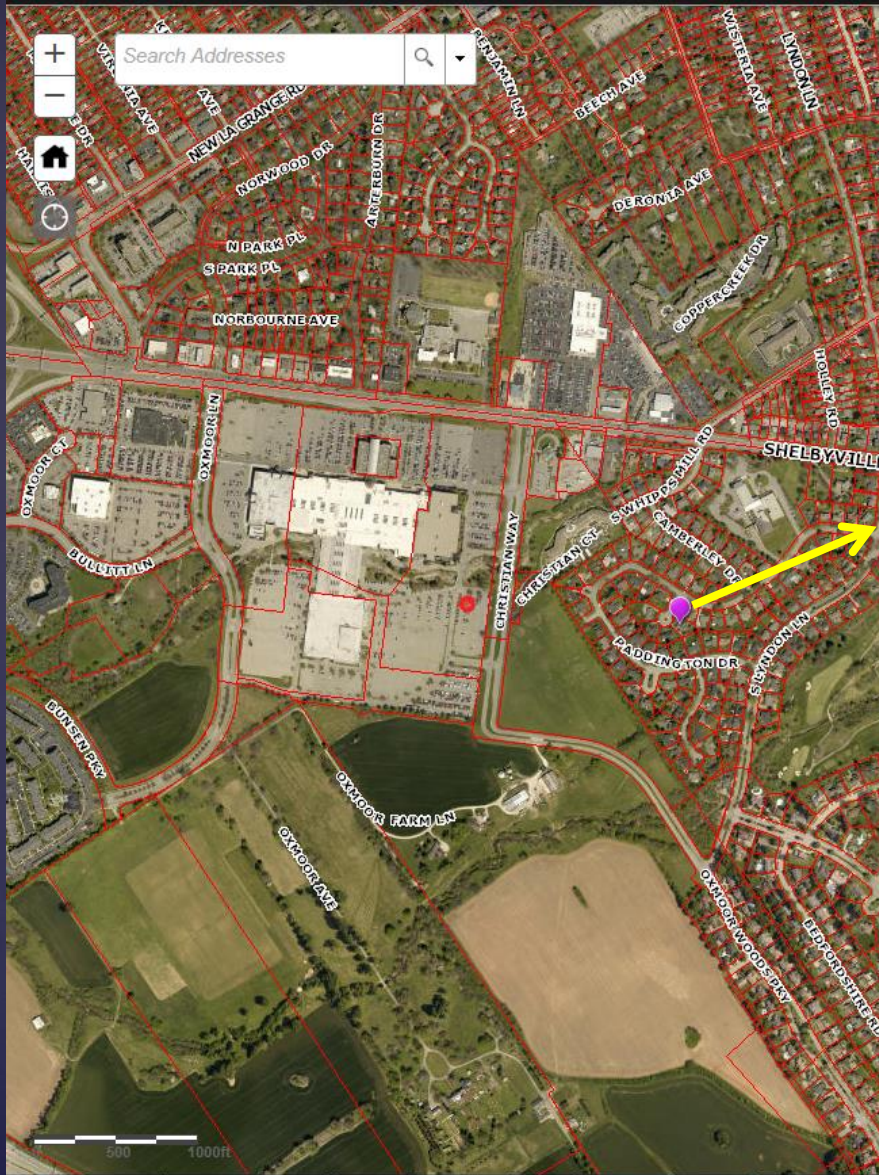
View from Soccer Fields



View from Hurstbourne Country Club



213 S Lyndon Lane



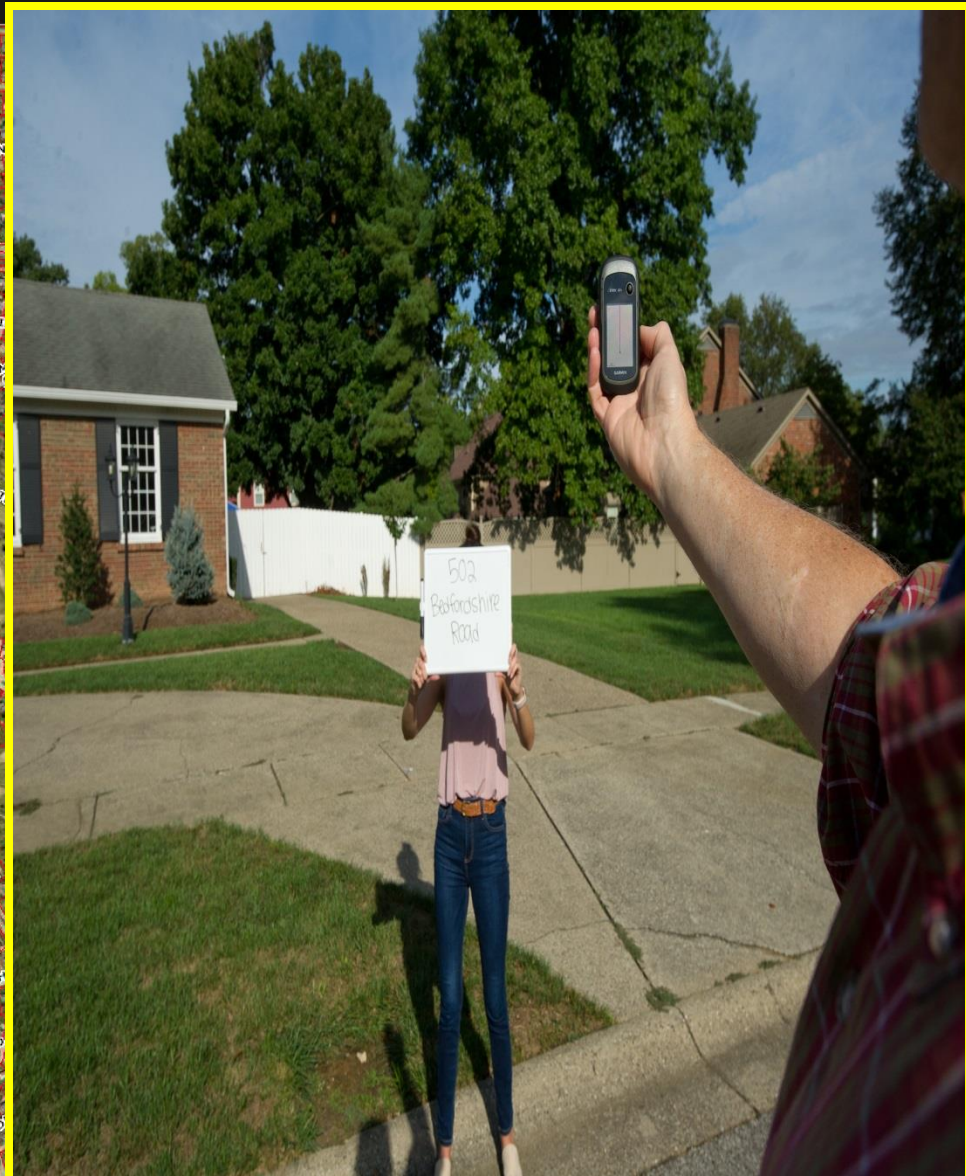
303 Canton Court



8212 Paddington Drive



8510 Wimborne Way



502 Bedfordshire Road



502-504 Croydon Court



809 Bedfordshire Drive

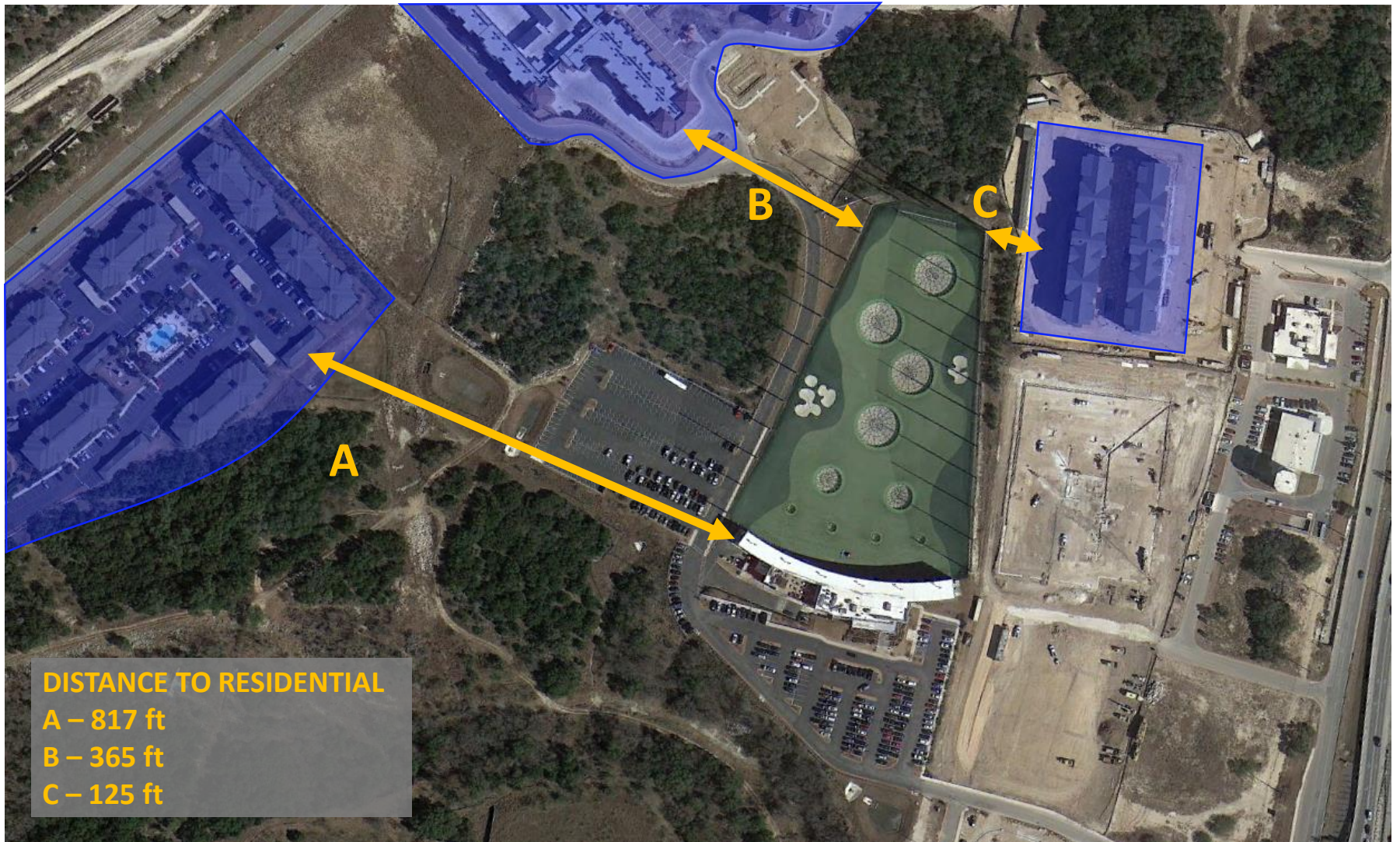


DISTANCE TO RESIDENTIAL - 242 ft



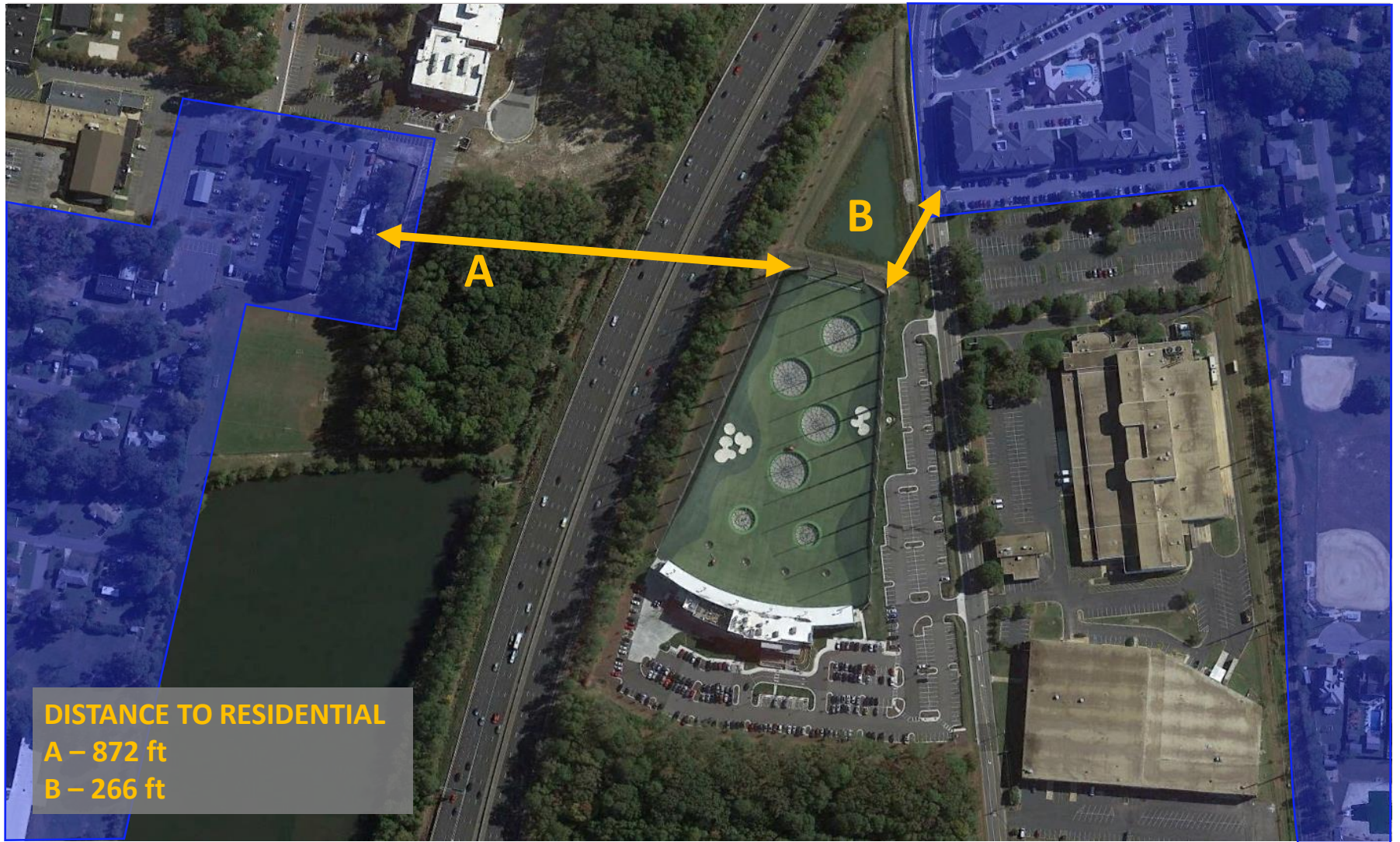
EDISON, NEW JERSEY





SAN ANTONIO, TEXAS





DISTANCE TO RESIDENTIAL

A - 872 ft

B - 266 ft



VIRGINIA BEACH, VIRGINIA





DISTANCE TO RESIDENTIAL – 139 ft

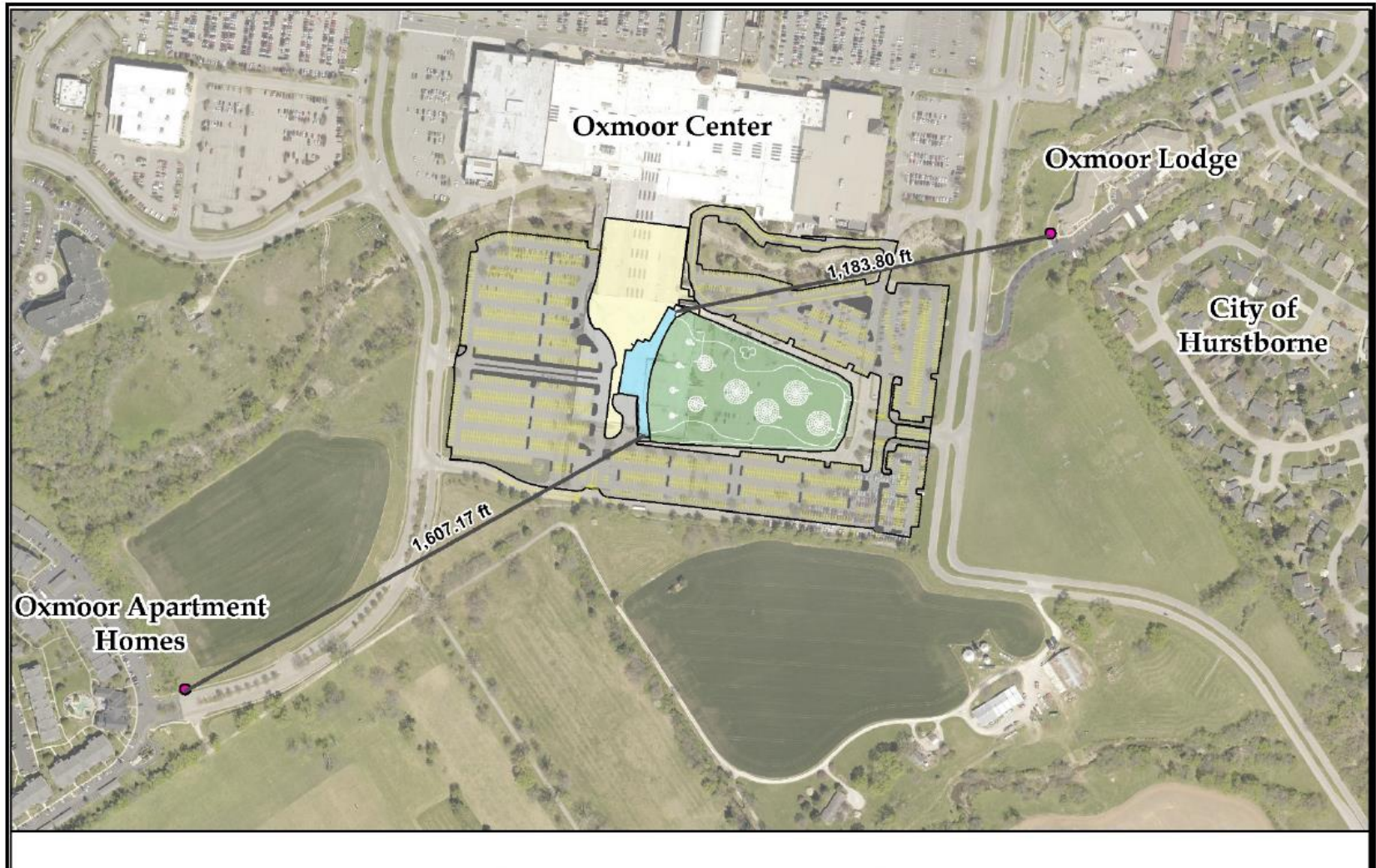


SPRING, TEXAS

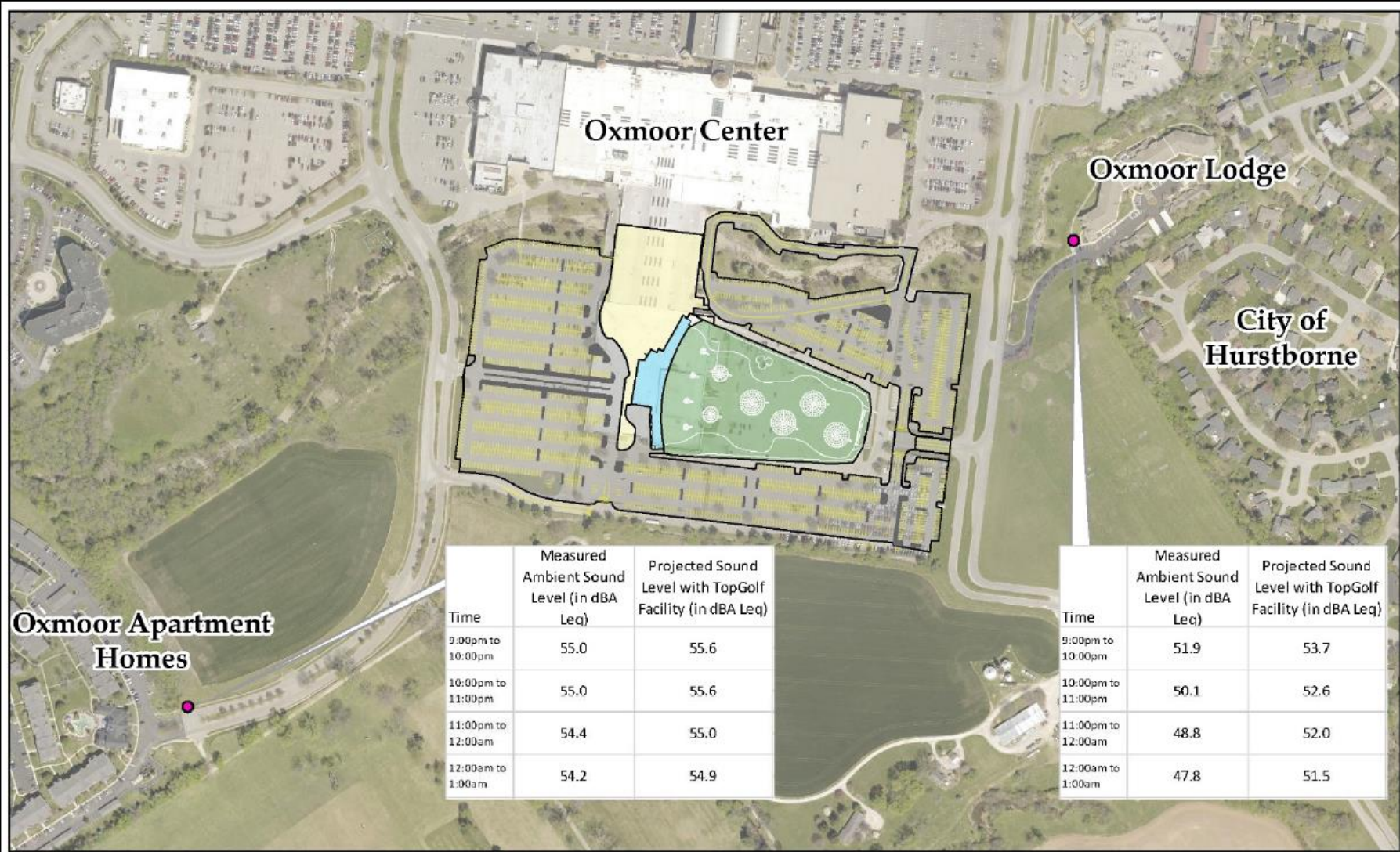


SOUND

Proposed Oxmoor Center Topgolf Noise Assessment

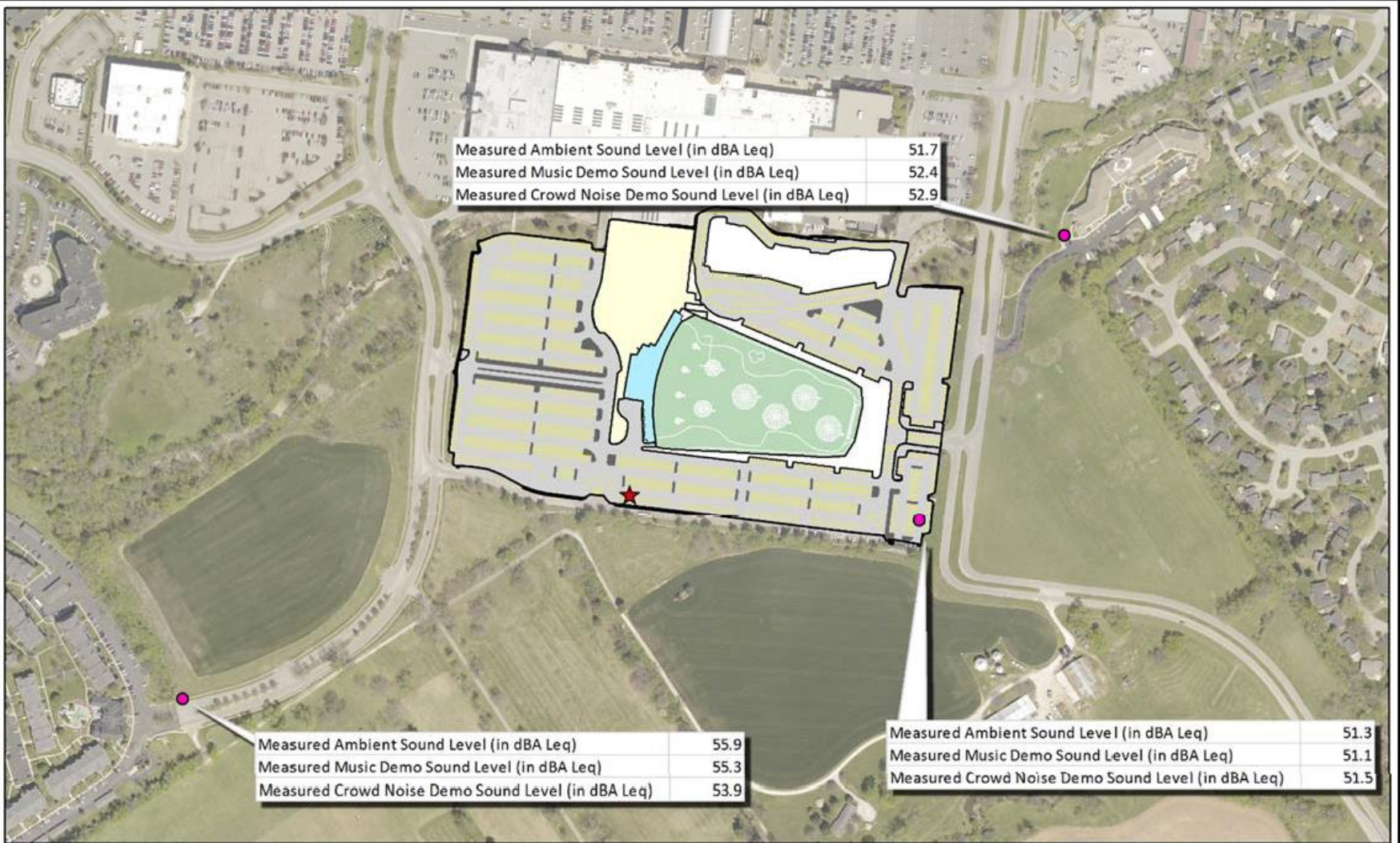


Proposed Oxmoor Center Topgolf Noise Assessment



Time	Measured Ambient Sound Level (in dBA Leq)	Projected Sound Level with TopGolf Facility (in dBA Leq)
9:00pm to 10:00pm	55.0	55.6
10:00pm to 11:00pm	55.0	55.6
11:00pm to 12:00am	54.4	55.0
12:00am to 1:00am	54.2	54.9

Time	Measured Ambient Sound Level (in dBA Leq)	Projected Sound Level with TopGolf Facility (in dBA Leq)
9:00pm to 10:00pm	51.9	53.7
10:00pm to 11:00pm	50.1	52.6
11:00pm to 12:00am	48.8	52.0
12:00am to 1:00am	47.8	51.5



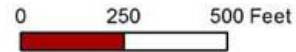
SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 (502) 584-6271

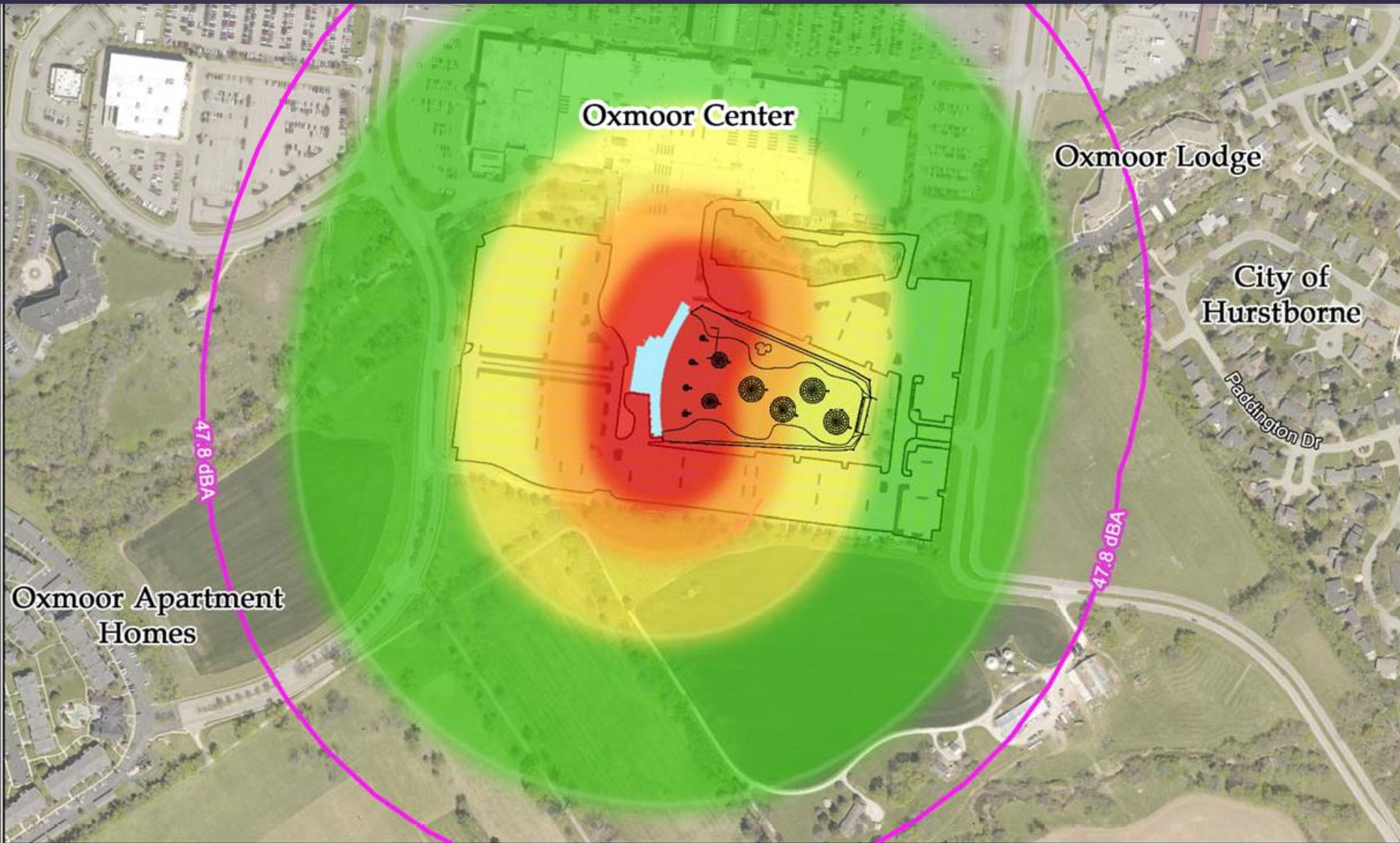


Noise Demonstration PA Location

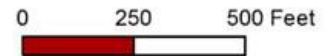


Noise Measurement Location





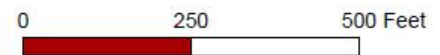
Projected Noise Level (dba)





SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 THE HENRY CLAY | 608 S. THIRD STREET, LOUISVILLE, KENTUCKY 40202 | (502) 584-1071

● Noise Measurement Location



TRAFFIC

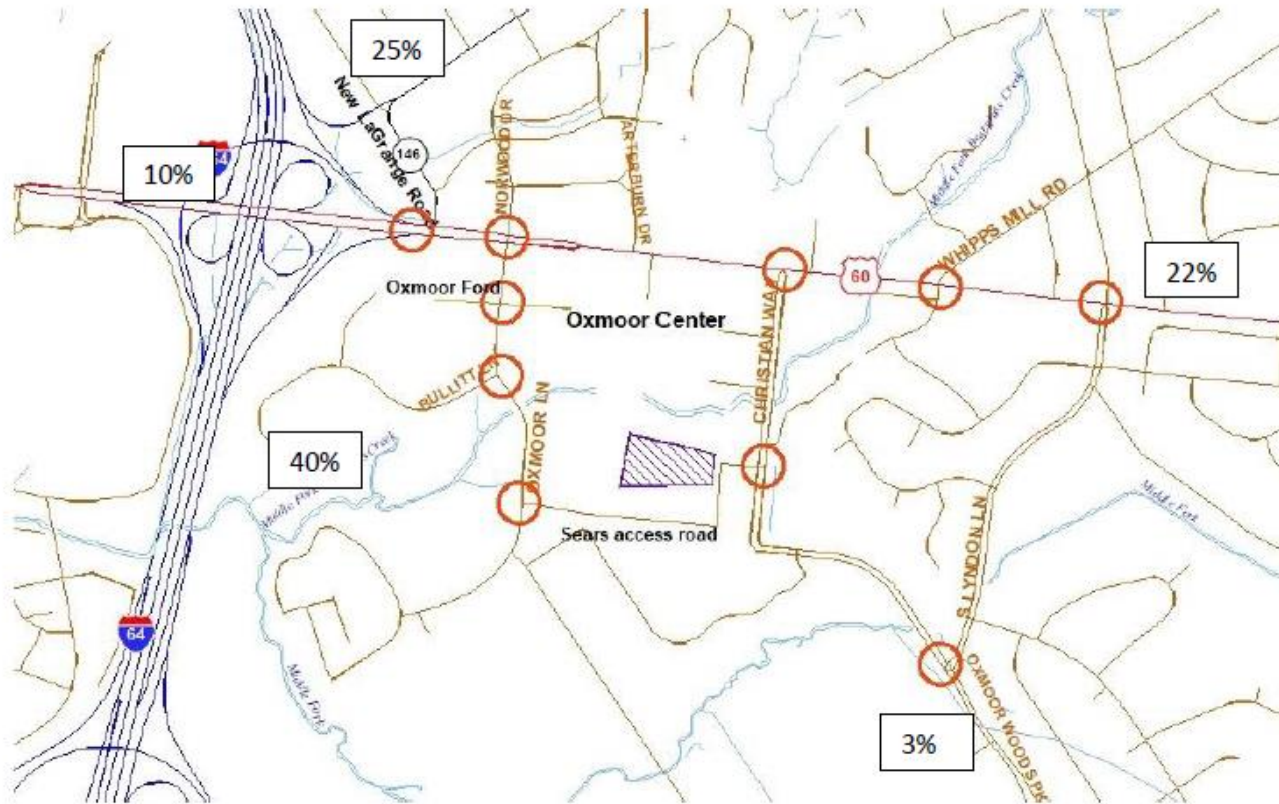


Figure 4. Trip Distribution Percentages

Trip Distribution

Comparing trip generation for a fully occupied shopping center with the trip generation associated with the revised center and a Topgolf site is an additional measure to evaluate the impact of the proposed development. The current Gross Leasable Area (GLA) of Oxmoor Center is 930,334 square feet. The proposed changes will total 783,003 square feet, plus the Topgolf site. The Topgolf site is not included in the GLA of the new center for this comparison. The proposed plan will generate 4.4 percent less traffic on a typical day. **Table 2** summarizes this comparison.

Table 2. Trips Generation Comparison

	A.M. Peak Hour	P.M. Peak Hour	Daily
Shopping Center GLA 930,334 sf	617	2,831	27,396
Proposed Center GLA 783,003 sf + Topgolf 102 bays	575	2,675	26,202
Percent change	-6.8%	-5.5%	-4.4%

ANALYSIS

The qualitative measure of operation for a roadway facility or intersection is evaluated by assigning a "Level of Service". Level of Service is a ranking scale from A through F, "A" is the best operating condition and "F" is the worst. Level of Service results depend upon the facility that is analyzed. In this case, the Level of Service is based upon the total delay experienced at an intersection.

To evaluate the impact of the proposed development, the vehicle delays at the intersections were determined using procedures detailed in the Highway Capacity Manual. Future Level of Service and seconds of delay were determined for the intersections using the Synchro (version 10) software. The Level of Service and seconds of delay are summarized in **Table 3**.

Overall traffic reduction

Topgolf Community Involvement

Venue
Map



CANADA

U.K.

U.A.E.

MEXICO

AUSTRALIA

PORTLAND

MINNEAPOLIS

CLEVELAND

DETROIT

PITTSBURGH

CHICAGO

NAPERVILLE

EDISON

MOUNT LAUREL

GERMANTOWN

BALTIMORE

D.C. - NAT'L HARBOR

VIRGINIA BEACH

SAN JOSE

LAS VEGAS

SALT LAKE CITY

SACRAMENTO

DENVER

KANSAS CITY

COLUMBUS

FISHERS

WEST CHESTER

ALEXANDRIA

NASHVILLE

ROGERS

OKC

HUNTSVILLE

CHARLOTTE

GREENVILLE

MYRTLE BEACH

GLENDALE

ALBUQUERQUE

SCOTTSDALE

GILBERT

TUCSON

THE COLONY

ALLEN

ATLANTA

ALPHARETTA

FORT WORTH

DALLAS

BIRMINGHAM

JACKSONVILLE

BATON ROUGE

ORLANDO

AUSTIN

SAN ANTONIO

SPRING

WEBSTER

TAMPA

MIAMI GARDENS

MIAMI DORAL

GOLD COAST

PHARR

MONTERREY

CANCÚN

DUBAI

CHIGWELL

WATFORD

SURREY

OUR CORE VALUES



FUN

Topgolf exists to entertain our guests! We are the life and soul of the party, connecting the dots with everyone we meet. Our **ENERGY & PASSION** are contagious. You can count on us for smiles, laughter, high-fives, fist bumps and playfulness.



ONE TEAM

We are all Topgolf Associates united and driven by our shared Mission. We are flexible and agile, always evolving and always progressing. We are **SUPERHEROES** of change – and **NEVER VICTIMS** of it.



EXCELLENCE

“Good enough” is not in our vocabulary. We continuously strive to be best in class. We are passionate about the work we do, and we don't settle for anything less than greatness. **WE GET IT DONE.**



EDGY SPIRIT

We are trendsetters. We are **BOLD** and **BRAVE**. Every challenge is an adventure. We show curious intelligence and push the limit of what we think is possible. We hustle. We persist. We go where our competitors won't or can't.



CARING

We look out for the safety and well-being of our Topgolf family, our guests and our communities. We are generous with our **KINDNESS, EMPATHY** and **CHARITABLE ASSUMPTIONS**. We are empowered to make things right for our guests and Associates.



CARING

IN 2017, \$1 MILLION VALUE
DONATED TO CHARITIES

TOPGOLF

doing good



EQUIPMENT DONATED TO MILITARY
TROOPS SERVING OVERSEAS

11K
GOLF BALLS

273
YARDS OF TURF



FOLDS of HONOR

FIVE
SCHOLARSHIPS
DONATED TO FAMILIES
OF FALLEN OR DISABLED
SERVICE MEMBERS

**HEROES
DISCOUNT**

509,650 visits

BY ACTIVE-DUTY
SERVICE MEMBERS
AND VETERANS,
FIRE, POLICE AND
EMS PERSONNEL



youth

PLAY IT FORWARD

Free Game Play for High
School Golf Teams &
Charities Serving Youth

809 free
PRACTICE SESSIONS


5,605 free
PRACTICE HOURS

8,200+

ASSOCIATE VOLUNTEER
HOURS AT **200+**
ORGANIZATIONS

TOPGOLF doing good

\$1 MILLION VALUE DONATED TO
CHARITIES IN 2017



**Hurricane
harvey**

DONATED
225,000 MEALS
TO HUNGRY TEXANS

DROVE
A SEMI-TRUCK FULL
OF SUPPLIES TO HOUSTON

MAKE-A-WISH.

sponsored
3 WISHES

30+ wish
SEND-OFF
PARTIES

MD Anderson
Cancer Network®

RAISED FUNDS FOR CANCER
PREVENTION RESEARCH



shining light
ON IMPORTANT CAUSES
5 MILLION IN FOCUS VIDEO VIEWS



Dinsmore & Shohl LLP • Legal Counsel
101 South Fifth Street
Suite 2500
Louisville, KY 40202

Dear Mr. Ashburner,

Thank you for reaching out to me regarding my experiences as an elected official working to bring Topgolf, and like developments, to West Chester Township, OH.

Before I address the impact Top Golf has made in West Chester, I'd like to share a little about our community. West Chester Township is a northern suburb of Cincinnati and has a population of about 63,000 people. We are the largest township in Ohio and are known to be 'business friendly' and a 'first to market in Ohio' destination for national entertainment and retail businesses. Our Comprehensive Land Use Plan designates 40% of our thirty-five square mile geography to commercial/business development and 60% to residential. This balanced approach has worked well to stabilize our tax base and provide lifestyle amenities to our residents, businesses and property owners.

Seven times West Chester Township has been named by Money Magazine one of the "Best Places to Live in America"! Just this month, September 2018, West Chester was ranked #38 on the Best Places to Live in America list.

Topgolf, like the Main Event, Duluth Trading, Chuy's Tex-Mex Grill, Matt the Miller, AMC Theaters and more are part of our 'Streets of West Chester' entertainment district. With over a dozen restaurants and family and adult friendly establishments, plus the upscale, urbanesque Savoy Apartments, the area offers a quasi-urban lifestyle in suburbia. In 2017, the township invested \$5.2 million to complete Civic Centre Blvd in preparation for a 150,000 sf Bass Pro Shop facility on the 17.5 acres they own in the Streets of West Chester. Worth mentioning is the very successful IKEA location less than a quarter mile away, but not located in the Streets. We have found Topgolf to be a great addition to our Township and a great neighbor to our citizens living nearby. We have had no complaints about Topgolf operations, even though we have several hundred residents within 900' of the hitting bays.

My point is that success begets success. West Chester Township has a reputation of working with developers, businesses and entrepreneurs for win:win solutions. This "can do" attitude has served us well over the years to ensure that West Chester Township remains competitive, marketable and sustainable for the generations that follow us. With regard to Topgolf itself, our experience in West Chester has been uniformly positive.

Sincerely,

A handwritten signature in black ink that reads "Mark Welch".

Mark Welch
Trustee, West Chester Township

Mr. Joel Dock
RE: CASE #18ZONE1014
Metro Planning & Design
444 South Fifth Street, Suite 300
Louisville, KY 40202

Planning Commissioners:

As a Hurstbourne resident and supporter of Topgolf, I wish I could have attended tonight's hearing in person. However, I was scheduled for the night shift at Jewish East where I work as an emergency room Physician Assistant. Thank you for taking the time to consider my views.

Despite his claims, Steve Porter does not represent me or my opinion. Hurstbourne is not united in opposition and like many others, I am disappointed to see my tax dollars being wasted opposing a development that is outside my city limits.

Hurstbourne is close to most of the major roadways and the perhaps the largest commercial district in Jefferson County—all desirable, property value-enhancing traits. Adding Topgolf at Oxmoor Center—the right spot for this investment—will only improve Hurstbourne's appeal.

On the other hand, a vacant mall will only hurt the property values of our neighborhood. Adding an entertainment complex and additional restaurants will bring customers and vitality to Oxmoor Center.

At 47 years, Oxmoor Center has been operating longer than most residents have lived in Hurstbourne. Anyone moving to the area knows that Oxmoor Center is close. That development should seek to locate there—as Louisville specifically decreed—should not be a surprise.

Topgolf has demonstrated willingness to work with Hurstbourne. They revised their plan and studied it. Those studies show that even the closest homes will experience no disruption in their daily lives.

The opposition is especially stunning compared to Hurstbourne's recent decision to unanimously approve multiple apartment complexes, a new hotel, three restaurants, and a strip mall inside the City. Yet opponents would have you believe that Topgolf at Oxmoor Center, outside the City of Hurstbourne, would have greater impact than development inside our borders.

I am looking forward to Topgolf opening at Oxmoor Center and will be glad to have a high quality entertainment option close by. Hurstbourne should be thrilled to have one and I expect many of the so-called opponents in the crowd tonight will be there opening weekend.

I urge the Commission to prioritize the facts of this case over the unfounded concerns of a misinformed minority. Louisville must shake the reputation of being the city of no, and I encourage the Commission to approve this proposal based on the facts, which are squarely in Topgolf's favor.

Sincerely,



Candy Fischbach
Hurstbourne Resident
1228 Hogarth Drive
Hurstbourne, KY 40222



Shelbyville Road

Dick's Sporting Goods

Von Maur

Existing Mall Building

Macy's

Christian Way

Brush Grass Creek

Ormoor Lane

Bullit Lane

Restaurant B

Proposed Transit Stop

Restaurant A

Restaurant C

Proposed Top Golf

Ormoor Woods Parkway

Future Commercial/
Multi-family