

Docket No. 17CUP1055

Proposed Modified Conditional Use Permit to a previously approved CUP for a horse race track (to include a replacement state-of-the-art pari-mutuel wagering building) on property located at 4520 Poplar Level Road, formerly known as Churchill Downs' "Trackside" site



CHURCHILL
DOWNS

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.

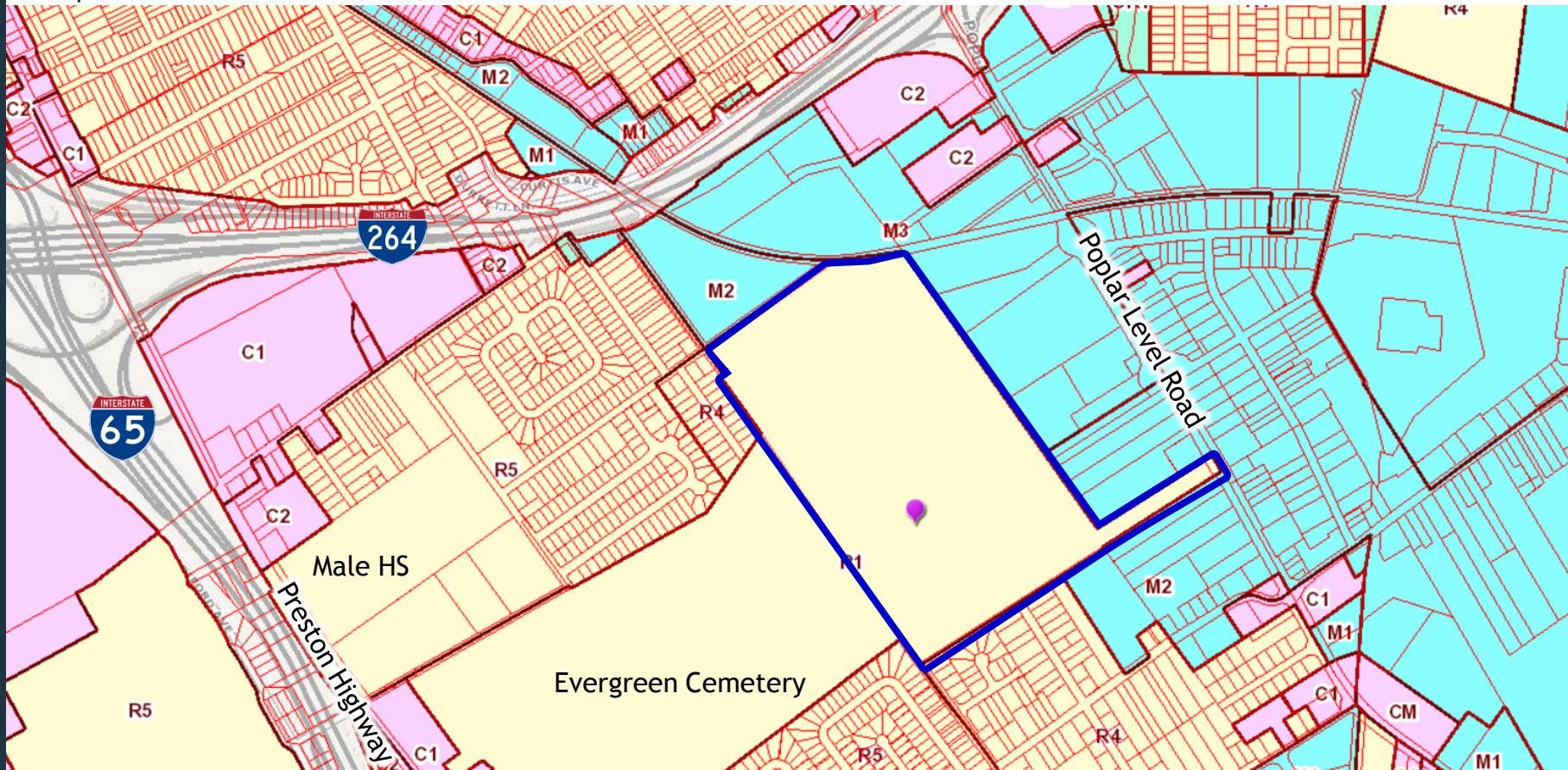
Architects: R2Architects, LLC

Index

1. LOJIC Zoning Map
2. Aerial photographs of the site and surrounding area
3. Ground level photographs of the site and surrounding area
4. Neighborhood Meeting notice list map, letter to neighbors inviting them to the meeting and summary of meeting
5. Development Plan
6. Building elevations

Tab 1

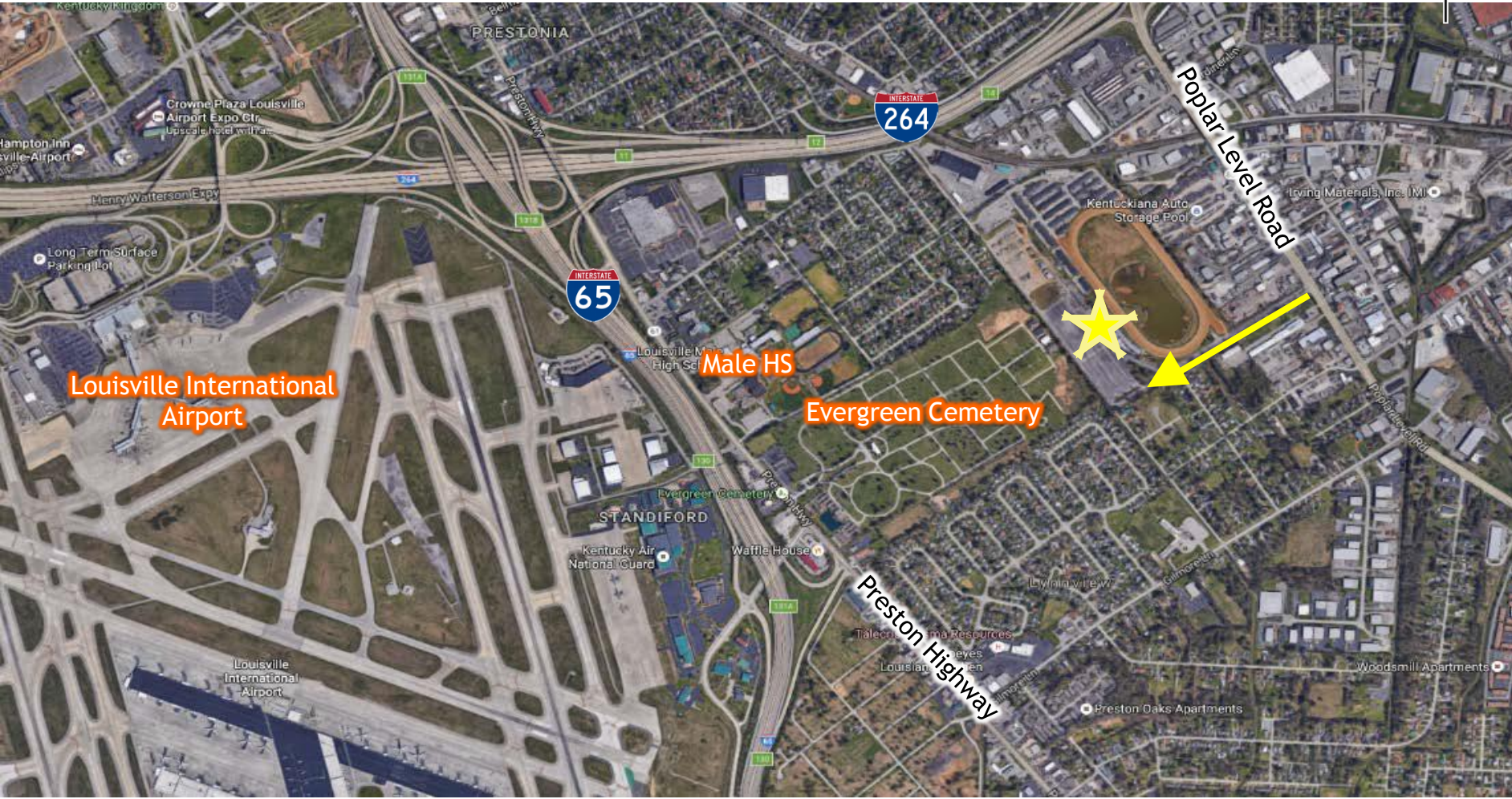
LOJIC Zoning Map



Tab 2

Aerial photograph of the site and
surrounding area

Track Location





Project Site

Tab 3

Ground level photographs of the
site and surrounding area











Tab 4

Neighborhood Meeting notice list
map, letter to neighbors inviting
them to the meeting and summary
of meeting

3,376 announcements mailed

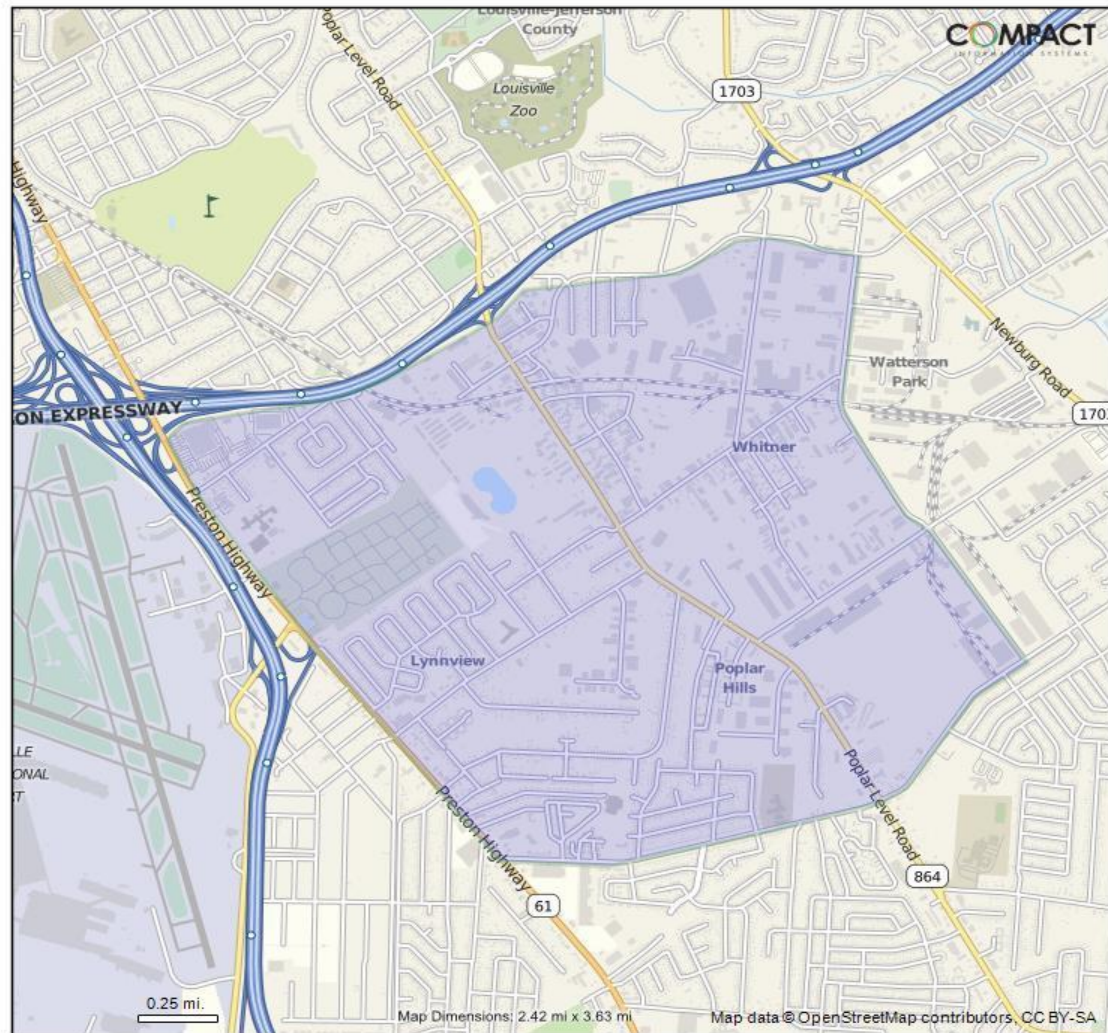
CHURCHILL DOWNS INCORPORATED

600 North Hurstbourne Parkway, Suite 400
Louisville, Kentucky 40222

OUR NEW TRACKSIDE LOCATION



CHURCHILL DOWNS IS INVESTING
**\$60 MILLION TO BRING NEW JOBS
& ECONOMIC DEVELOPMENT
TO OUR COMMUNITY**



[illegible]

BARDENWERPER, TALBOTT & ROBERTS, PLLC

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June 30, 2017

RE: Proposed Modified Conditional Use Permit to allow an 85,000-square-foot state-of-the-art historical racing machine facility on property located at 4520 Poplar Level Road, formerly known as Churchill Downs' "Trackside" site

Dear Neighbor,

We are writing to invite you to a meeting we have scheduled to present neighbors with our Modified Conditional Use Permit plan for the former Trackside site located as above. The applicant is proposing to construct an 85,000-square-foot a state-of-the-art historical racing machine facility at 4520 Poplar Level Road. The new Churchill Downs facility, which will offer exotic wagering on historical racing, has been approved by the Kentucky Horse Racing Commission.

Accordingly, we will file a Modified Conditional Use Permit application and plan for review with the Division of Planning and Design Services (DPDS) after this meeting. We would like the opportunity to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Monday, July 17 at 7:00 p.m. at Crown Plaza Hotel** located at **830 Phillips Lane**. The meeting will be held in the "Coronet B" room which is the first room on the right, past the Front Desk.

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or our land planning and engineering firm representatives Kevin Young or Ann Richard at 426-6688.

We look forward to seeing you.

Sincerely,



William B. Bardenwerper

Cc: Hon. Dan Johnson, Councilman, District 21
Brian Davis, Louisville Metro Planning & Design Services, Planning Manager
Kevin Flanery, Austin Miller and Justin Paul, Churchill Downs, applicant
Kevin Young and Ann Richard, Land Design & Development, land planners/engineers

Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, July 17 at 7:00 p.m. at Crown Plaza Hotel located at 830 Phillips Lane. Those in attendance included the applicant's attorney Bill Bardenwerper with Bardenwerper Talbott & Roberts, land planner Kevin Young with Land Design & Development, as well as the applicant's representatives Kevin Flanery, Austin Miller and Mike Anderson.

Mr. Bardenwerper began by showing a PowerPoint presentation of the site, building elevations and aerial and ground level photographs. Mr. Flanery explained how the pari-mutuel wagering facility will operate in accordance with law, how it will be designed and all the features that will be included in it. Mr. Bardenwerper also explained the modified conditional permit use process.

There were 23 neighbors in attendance. Neighbors who attended and were vocal were from the followings streets:

Dyer Avenue, two families near the dead-end fencing adjacent to the property's main drive (south of property); Redstart Road, at least two homeowners close to the cemetery property (southwest of property); Breitenstein Avenue, near dead-end fencing adjacent to the subject property (south of property); and Cavelle Avenue, on the northwest side of the subject property near the Durrett Lane entrance to the stable gate.

Areas of concern included drainage impact (i.e., how the new site plan will impact drainage on surrounding neighborhoods); and sanitary sewers (i.e., septic field conditions on Cavelle Avenue, where it appears that only six houses are on sewer and 21 houses are still on septic).

Also of concern was the Breitenstein Avenue gate (i.e., people who supposedly jump the fence or enter, or think they can, through this gate).

Additionally of concern was the Dyer Avenue fencing at the dead-end (i.e., people also who enter/attempt to enter the property at this location).

Further concerning Cavelle Avenue neighbors was the fact that new fencing would not be installed to screen their properties.

Final concerns included landscaping / brush heavy, hours of operation on weekend, lighting, noise from horse trailer movement on Durrett Lane entrance, (i.e., follow up wanted), and security.

The applicant's attorney, land planner and other representatives answered all these questions as best they could with information available at the time and agreed to make changes to the proposed modified conditional use permit plan to the extent possible in order to address these neighbor concerns.

Respectfully submitted,

William B. Bardenwerper

Tab 5

Development Plan

REDSTAR ROAD

BREITENSTEIN AVENUE

DEBBIE DRIVE

DYER AVENUE

EVERGREEN
CEMETERY

CAVELLE AVENUE

CAVELLE AVENUE

BREITENSTEIN AVENUE

DURRE



LEE AVENUE

INTERSTATE 264



POPLAR LEVEL ROAD



GRIMES WOOD
ANIMAL CLINIC



SENN'S
AUTOCENTERS

LINDA AVE

PROFESSIONAL
FLUENT

REMODEL
+ DESIGN

2

E

AUTODIAGN

R AVENUE

**NORTH COAST
ROOFING SYSTEMS**

JEFFERSON
LUMBER

KENTUCKIANA
AUTO STORAGE

UFFORDS

DISCOUNT

HENDERSON
SERVICES

BRIGHTVIEW

COFFEYS
TOWING +
RECOVERY

100

PETERSON
QMC KENNEDY

DEEMER

AUTOSALES

GRAPHIC SCALE

Category	75	100	300
No	75	50	30
Small	20	30	40
Medium	30	35	30
Large	15	10	20

(IN FEET)

1980-1981

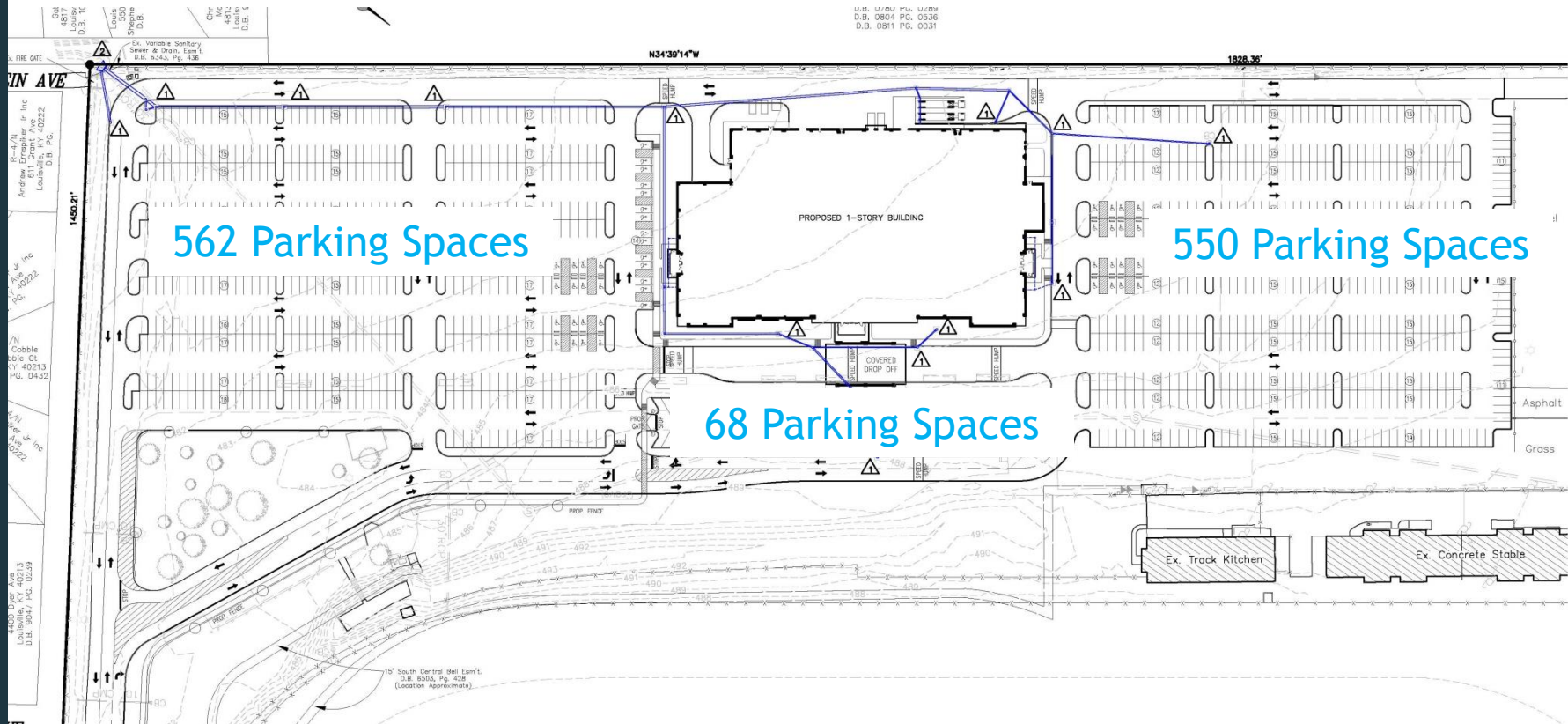


This project brings significant site improvements to the area

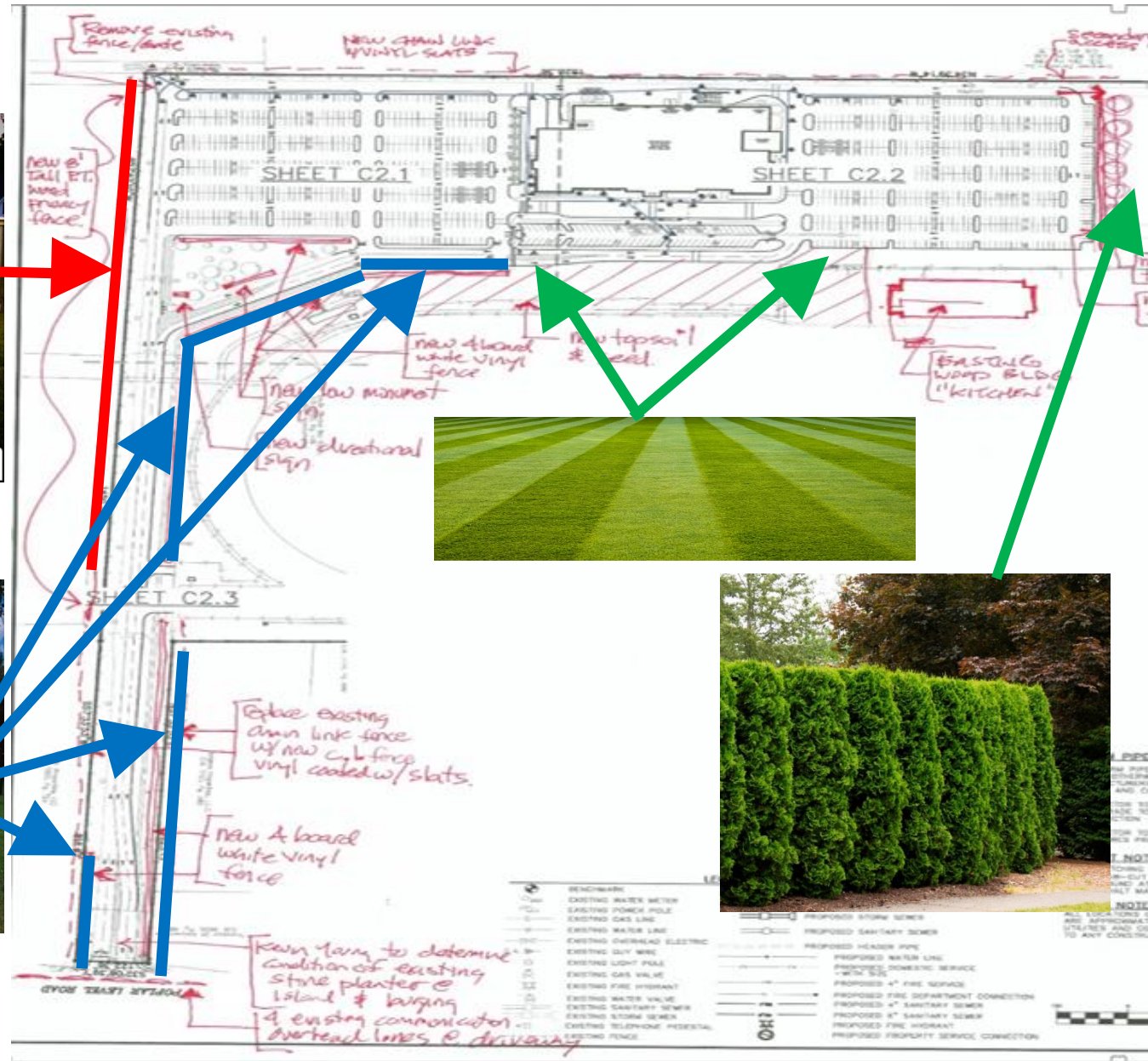
Site Improvements include:

- State-of-the-art security and surveillance
- Additional landscaping
- Perimeter fencing upgrades
- New signage
- Improved parking facilities
- Better lighting
- Re-surfaced roads & lots

Proposed Parking Plan: 1,180 spaces



Site Sketch



Tab 6

Building Elevation



Significant Investment, Career Opportunities, Beautification, and Entertainment

- ✓ \$60 Million investment
- ✓ Opening Summer/Fall 2018
- ✓ 250 Construction jobs
- ✓ 200 full & part-time jobs with competitive hourly and salaried wages



A New Entertainment Facility

- ✓ 85,000-square-foot facility
 - Includes an outdoor smoking patio
- ✓ Projected hours of operation
 - Mon - Thurs: 10am to 2am
 - Fri - Sun: 24 hours
- ✓ Parking for 1,180 cars (the previous facility had 3,000)
- ✓ 600 to 650 games
- ✓ 2 Food venues
- ✓ Feature bar with seating for 50

