



Legal Counsel.

DINSMORE & SHOHL LLP
101 S. Fifth St., Suite 2500
Louisville, KY 40202
www.dinsmore.com

Clifford H. Ashburner
(502) 540-2382 (direct) · (502) 581-8111 (fax)
clifford.ashburner@dinsmore.com

November 23, 2022

Customer Service
Division of Planning and Design Services
444 S. 5th Street
Louisville, KY 40202

Re: Serendipity Kentucky, LLC – Floyds Fork Review Overlay Application

Dear Planning Customer Service,

This letter accompanies a Floyds Fork Development Review Overlay Application for the property located on 2800 S. English Station Road (“subject property”). Our client, Serendipity Kentucky, LLC (the “Applicant”), proposes to use the subject property as a multi-sport complex that would include an indoor sports facility, ballfields, and parking. The subject property is zoned M-2 Industrial and R-R Rural Residential and is in the Neighborhood form district. The property contains 27.0549+/- acres total.

The proposed development complies with the specific requirements contained in LDC 3.1 Floyds Fork Special District and the guidelines contained in that part.

The proposed development complies with the Stream Corridor guidelines, in that the small, non-mapped creek running through the subject property will be buffered in accordance with MSD standards. While Floyds Fork is relatively near the subject property (to the north), water from the subject property will travel south and intersect with Floyds Fork approximately $\frac{3}{4}$ of a mile away. The applicant is using bioswales and other low impact development practices to slow and filter water before it enters the creek. In addition, the applicant proposes to keep the creek crossing abutments out of the buffer area along the creek. The applicant will also use native plants along the creek bank.

The proposed development complies with the Trees and Vegetation guidelines, as well. The majority of the wooded areas of the subject property will be maintained, and the Applicant will provide additional tree plantings and native plantings along the creek bank.

The proposed development complies with the Drainage and Water Quality guidelines. The proposed development will comply with all MSD standards regarding soil erosion and water

quality, most of which were adopted after the adoption of this part of the LDC and have surpassed this part of the LDC in terms of impact on the preservation of water quality.

The proposed development complies with the Hillside guidelines. The proposed development shows limited cutting to create the proposed ballfields. The ballfields will be grass. The remainder of the site will have limited grading, and the applicant proposes to cut trails in the remaining wooded area for the use of visitors to the subject property. The Clustering of Residential Use and Historic Elements guidelines do not apply to the proposed development.

The proposed development complies with the Non-Residential Development section of the Vistas and Appearance guidelines. The proposed development will provide the required setback and will provide parking to the side of the proposed building. In addition, the proposed parking will be located below the grade of S. English Station Road and behind the significant buffer area provided. The proposed parking area and building cover a small fraction of the site, well below the 75% threshold in the guidelines. The proposed retaining wall near S. English Station Road will not be visible from the road, as the subject property slopes away from the road.

Please have the application reviewed at your earliest convenience and contact my office to schedule a hearing before the Land Development and Transportation Committee.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Clifford H. Ashburner', is written over a light blue rectangular background.

Clifford H. Ashburner