



Louisville Neighbors for Responsible Growth



Grassroots Campaign
















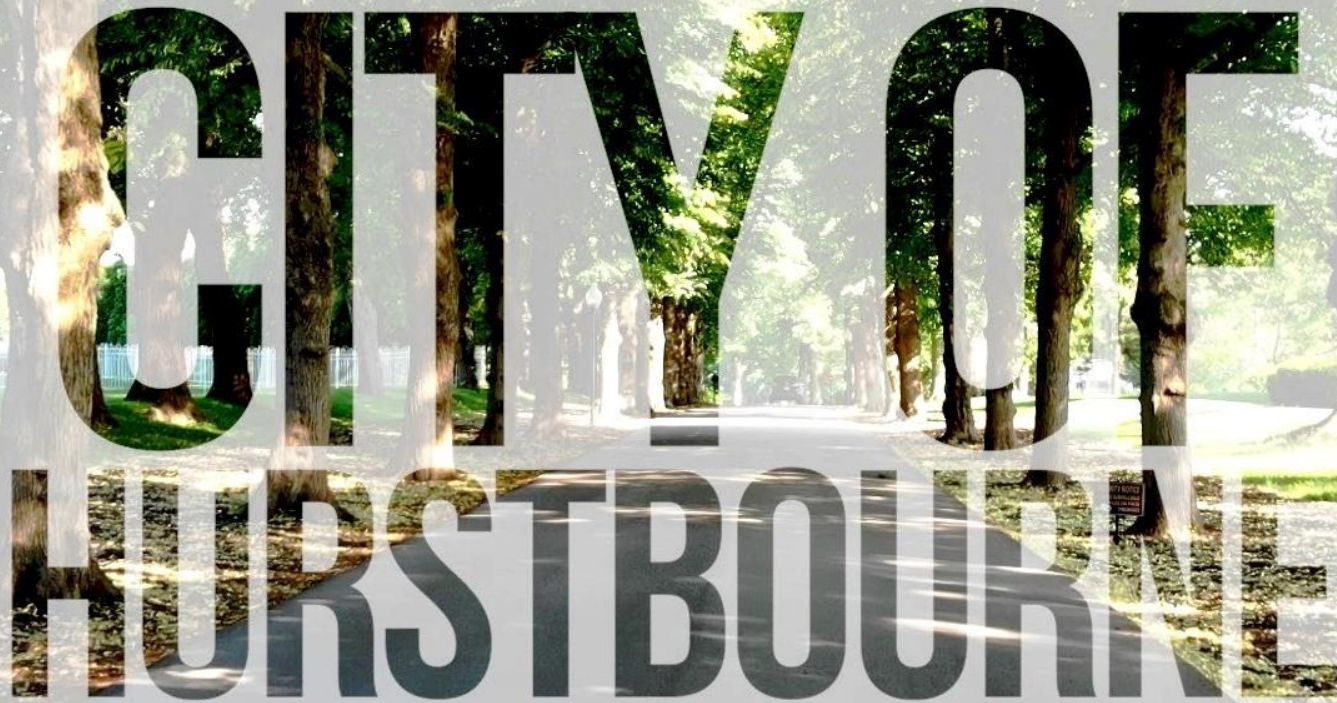








City of Hurstbourne

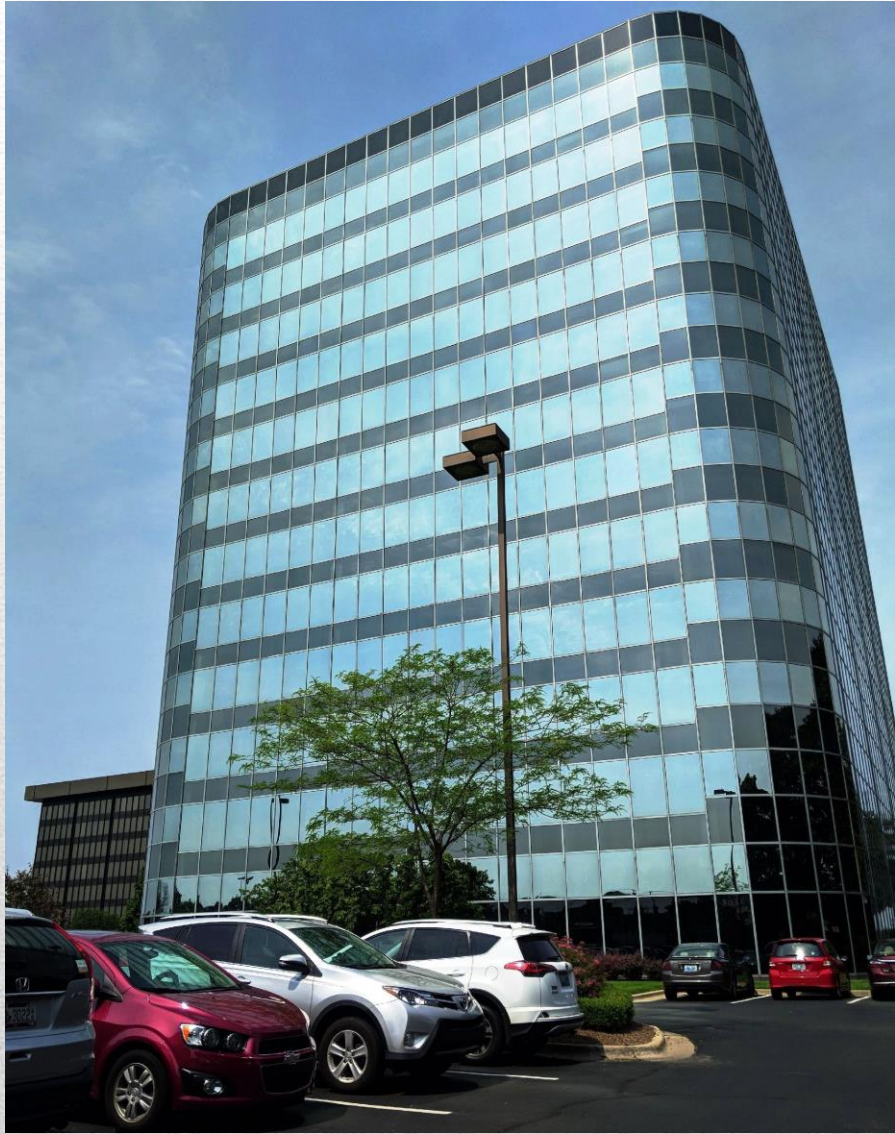


CITY OF HURSTBOURNE

Welcome to our City











24" MINIMUM WIDTH OF ASHLWAY
 STANDARD PARKING SPACE LAYOUT
 NO SCALE
 STANDARD EROSION CONTROLS
 STONE BAG CHECK DAM IN CONCRETE FLUMES
 WINGED HEADWALL INLET PROTECTION
 SILT FENCE
 LEGEND

GRAPHIC SCALE

Current proposed plan







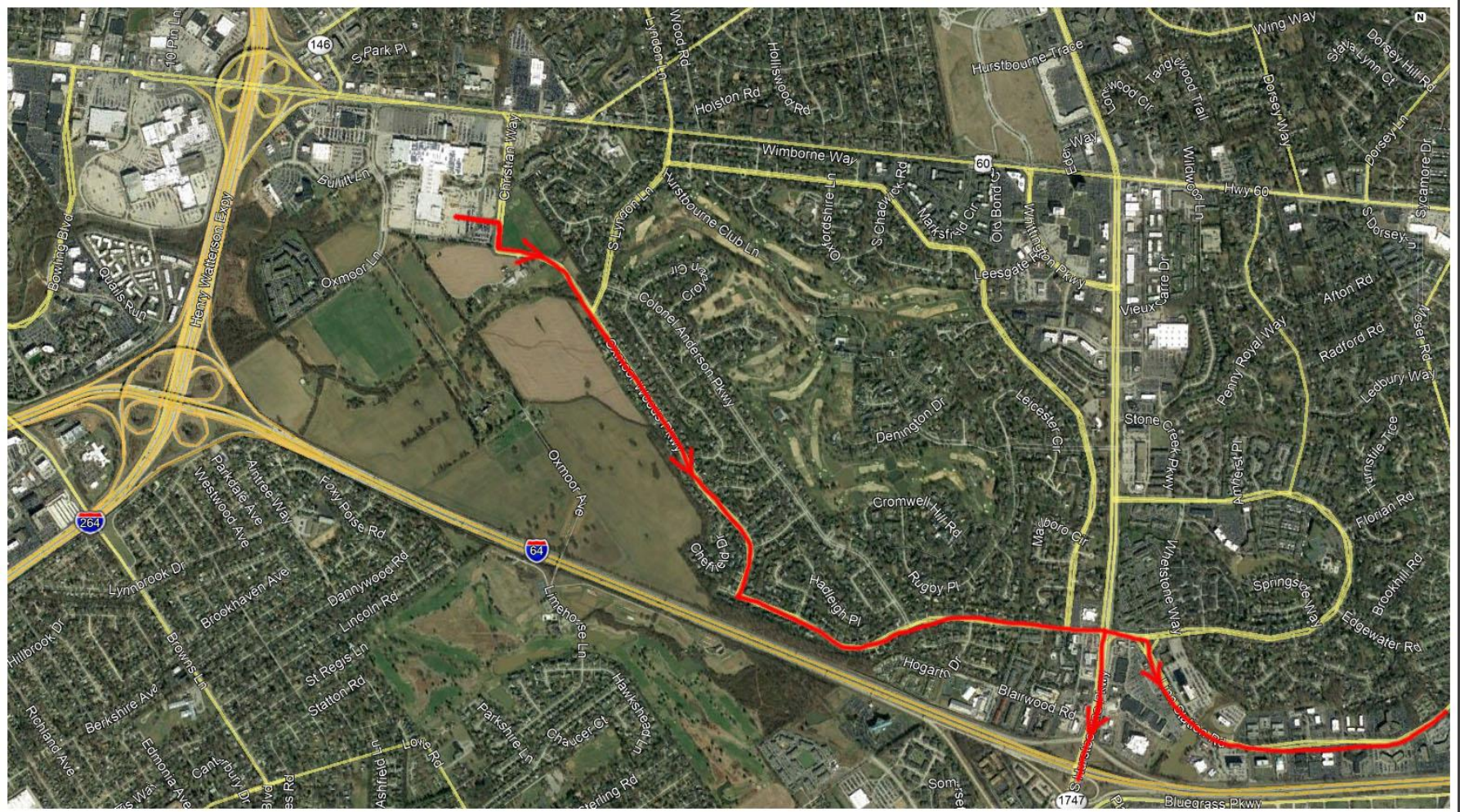








Lights



Top Local Stories



Westside High School student walking to bus stop shot in chest



Police arrest Jacksonville teacher accused of sexting minors

VIDEO

Top Golf lighting concerns

Posted: 12:25 AM, October 21, 2016
Updated: 12:25 AM, October 21, 2016



Facebook, Twitter, Email, and comment icons. Shares: 0



Westside High School student walking to bus stop shot in chest



Police arrest Jacksonville teacher accused of sexting minors

ighting concerns

2016
2016



Facebook, Twitter, Email, and comment icons. Shares: 0























LDC 4.1.3 Lighting

The purpose of this section is to ... reduce the effects of light trespass and glare, provide clear guidelines for the installation of outdoor lighting to maintain and compliment the community's character ...

LDC 4.1.3 Lighting

All public and private outdoor lighting shall be in conformance with the requirements established by this Regulation.

All luminaires shall be aimed, directed, or focused such as to not ... create glare perceptible to persons operating motor vehicles on public streets or right-of-way.



LDC 4.1.3 Lighting

All public and private outdoor lighting shall be in conformance with the requirements established by this Regulation.

Within the Regional Center, all spot luminaires rated at a total of more than 900 lumens shall be mounted at a height equal to or less than thirty (30) feet.

LDC 1.2-43

Spotlight -a lighting assembly designed to direct the output of a contained lamp in a specific tightly focused direction (a beam) with a reflector located external to the lamp.



LDC 4.1.3 Lighting

All public and private outdoor lighting shall be in conformance with the requirements established by this Regulation.



Luminaires below canopies shall be full cutoff and utilize flat lenses...

LDC 4.1.3 Lighting

All public and private outdoor lighting shall be in conformance with the requirements established by this Regulation.

All fixtures in all form districts that emit more than 3,500 lumens shall be fully-shielded luminaires.

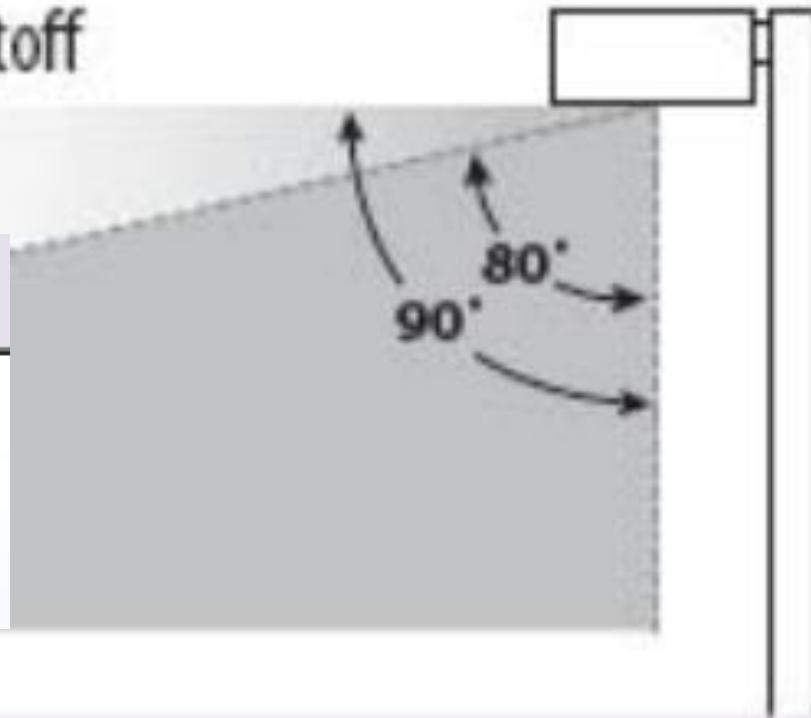
Appendix 4A Acceptable Luminaires

Type of Fixture	Watts (Lumens)	Picture/Diagram
Cobra	175 (8,000) 250 (13,000) 400 (25,000) 1,000 (60,000)	
Floodlight	400 (25,000) 1,000 (60,000)	

Source: Louisville Gas & Electric Company



FullCutoff



Classification	Definition
Full Cutoff	Zero intensity at or above horizontal (90° above nadir) and limited to a value not exceeding 10% of lamp lumens at or above 80°.

ALLOWS:

- No light at or above 90° 0%
- 100 cd per 1000 lamp lumens at or above 80° 10%



Curved glass

Full cutoff













CHARLOTTE, NC

Tanner Micheli, TopGolf spokesperson, "In the end, we've always come to a place that works for the community... As far as **lights and the impact on neighborhoods**, we don't think it will have any impact because it will be pointing away from the neighborhood."

(TopGolf pulled out of this development after opposition from nearby Claybrooke neighborhood. TopGolf later developed on another site in the city.)

<https://www.bizjournals.com/charlotte/news/2017/06/13/topgolf-we-are-confident-we-wont-impact-neighbors.html>

<https://www.bizjournals.com/charlotte/news/2018/01/17/topgolf-anchored-development-among-rezoning.html>

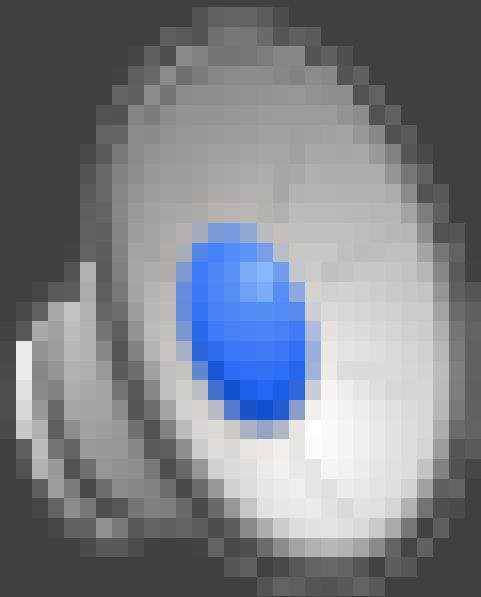
CARY, NC

AdrienneChance, TopGolf spokesperson, "Unfortunately, however, as we were testing during due diligence, we became concerned about our ability to sufficiently mitigate the **lighting and noise issues for the local neighborhood**. The last thing we want to be is a nuisance to the people living close to one of our locations."

(TopGolf pulled out of this development after opposition from nearby residents. While looking for another location in Cary, their competitor Drive Shack developed in the neighboring town of Raleigh)

<https://www.bizjournals.com/triangle/blog/real-estate/2015/08/topgolf-pulls-out-of-cary-towne-center-mall.html>

<https://www.newsobserver.com/news/business/article152877659.html>





Topgolf Noise



Quiet Park-Like Neighborhoods



Proposed New Restaurant Development Welcome



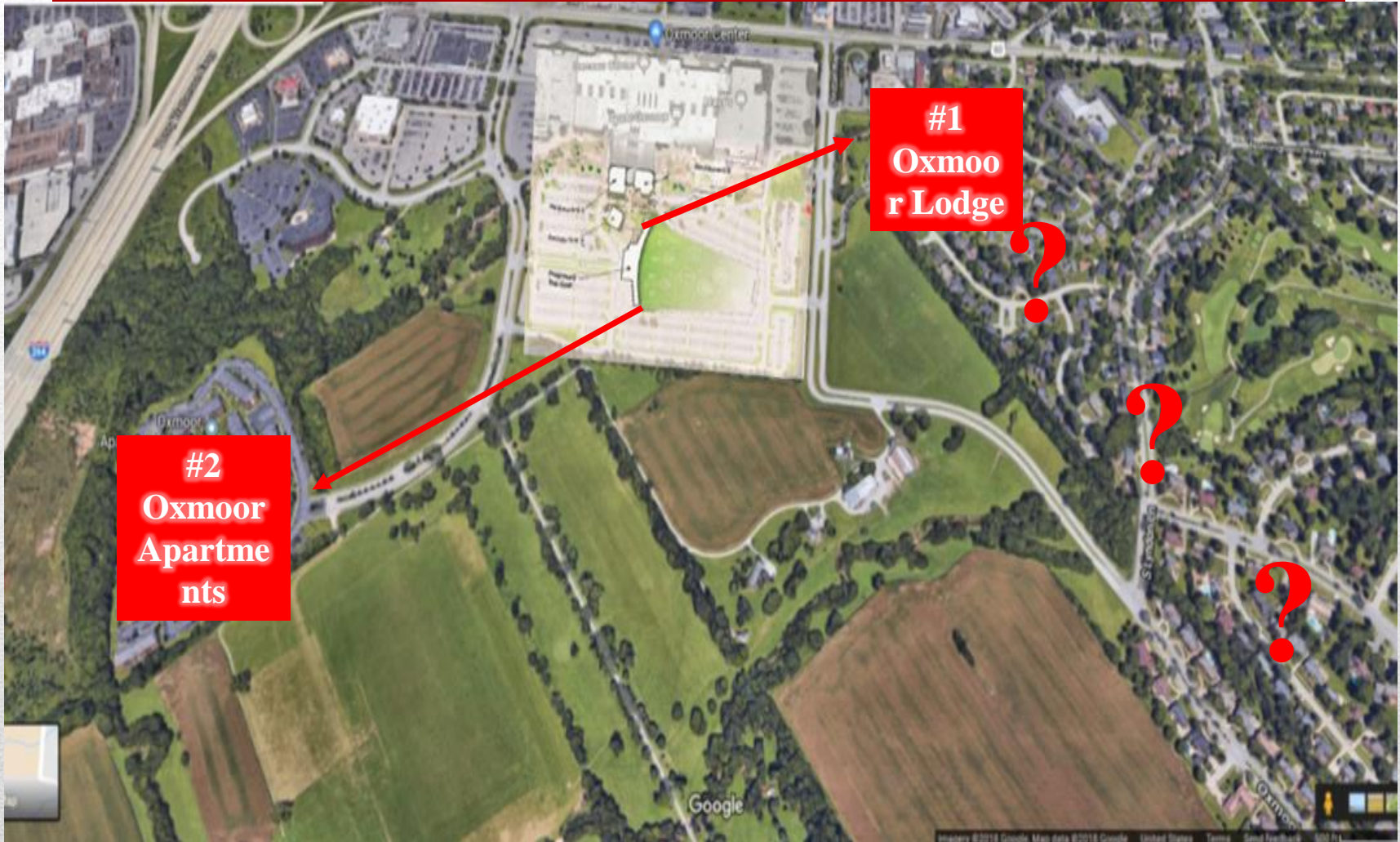
Topgolf Out of Context with Oxmoor



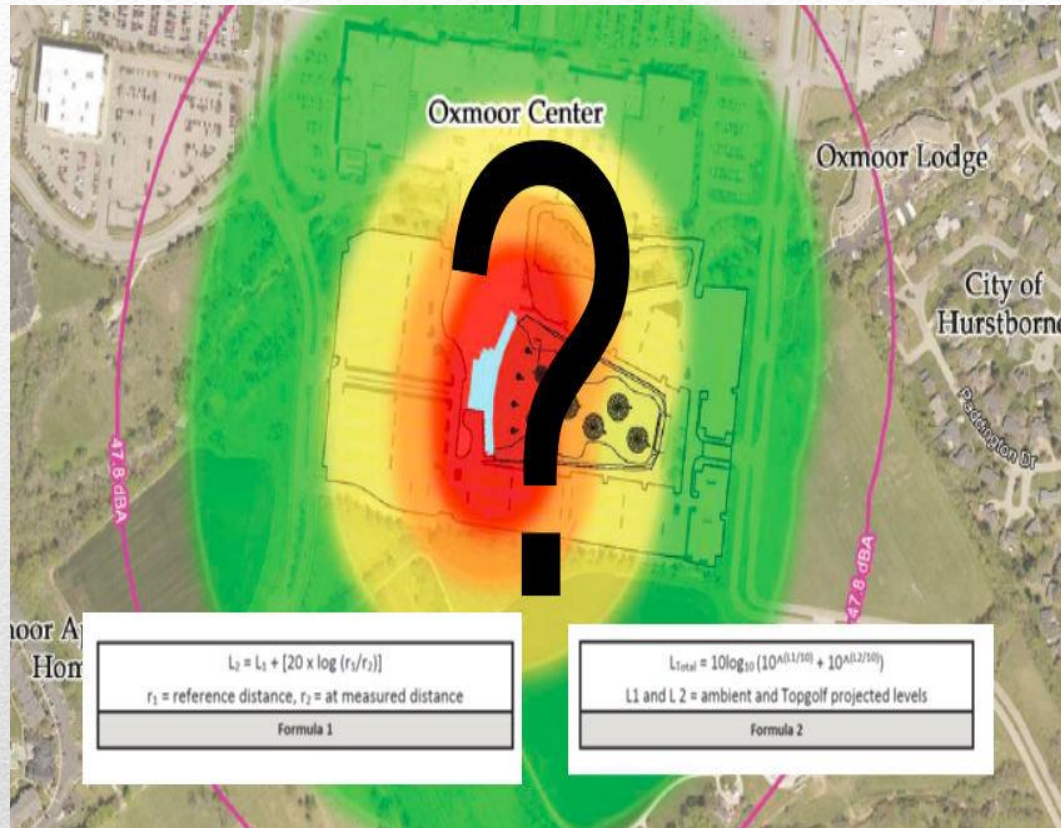
Golf-Themed Amusement Park & Nightclub



Never-Ending Party Zone



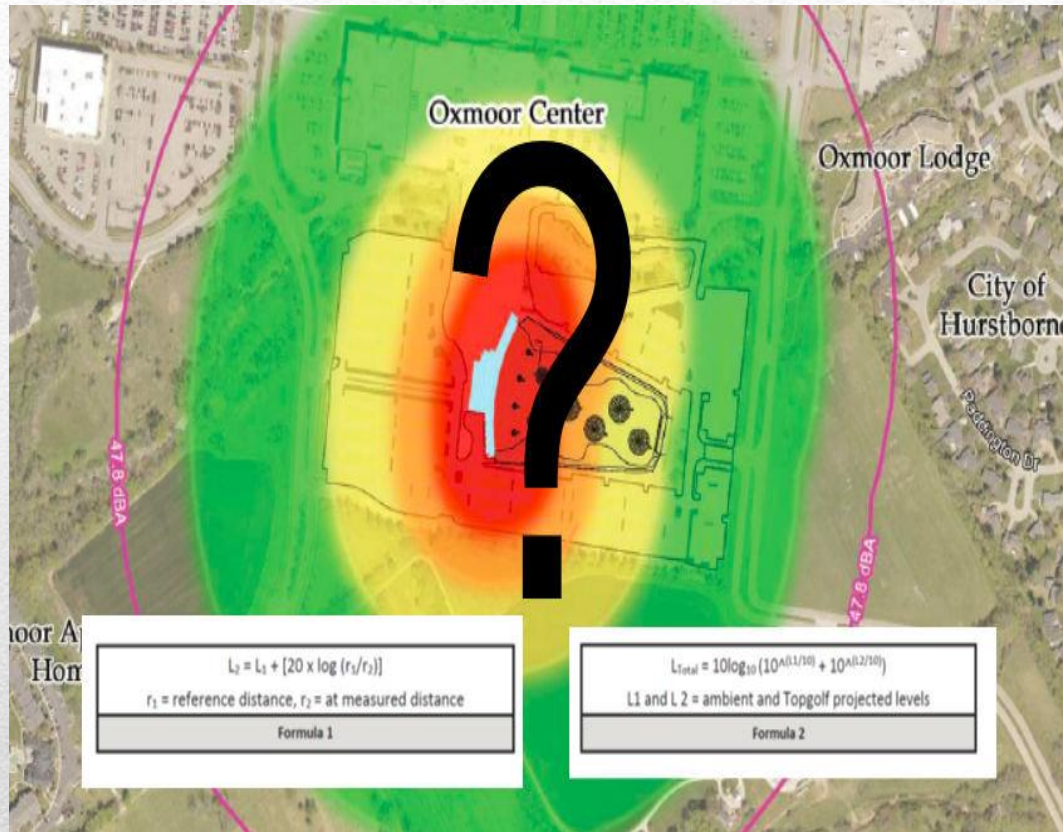
Single Family Homes Excluded from Study



Noise Audibility Assumptions

“Now loudness and things like that, those are very personal things. I mean, you can't quantify – one person saying something is loud, is different than the other. They call those psychoacoustic terms. That's really getting into the human realm of a person's experience with noise. So, we just wanted to generate the numbers.”

Mitch Green, HMB
Professional Engineer



Simple Formulas Not Enough





Music, Cheering, Yelling



Neighborhood Ambient Sound



Neighborhood Ambient Sound with Cheering

"Just outside the Oxmoor Lodge we could not ascertain the white noise at all. And on occasion, you could make out a few music notes of the music. But in the -- in that experience, you could still hear quiet noises that would be considered quiet around that area. So as the numbers show, it wasn't increasing the level at all from what was there, what was there at the time, but you could make out an occasional note."

Mitch Green, HMB
Professional Engineer





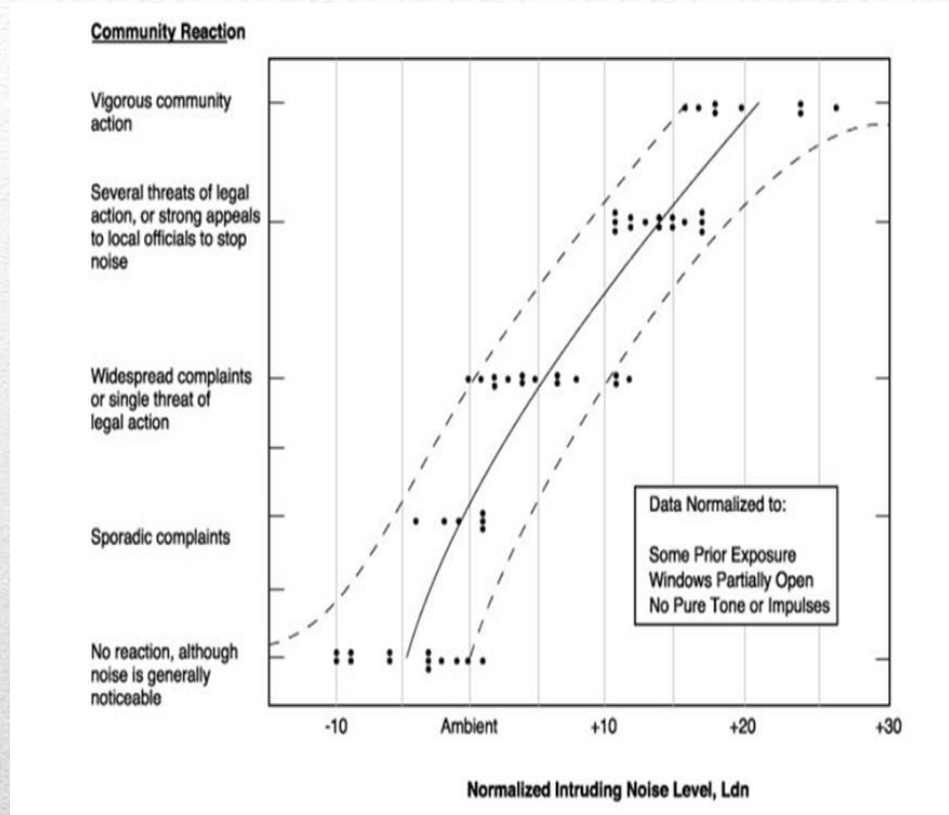
Residential Noise Generators



Noise Disappears in Cooler Months



What is an Acceptable Threshold for Noise?



Community Reaction as a Function of Outdoor DNL

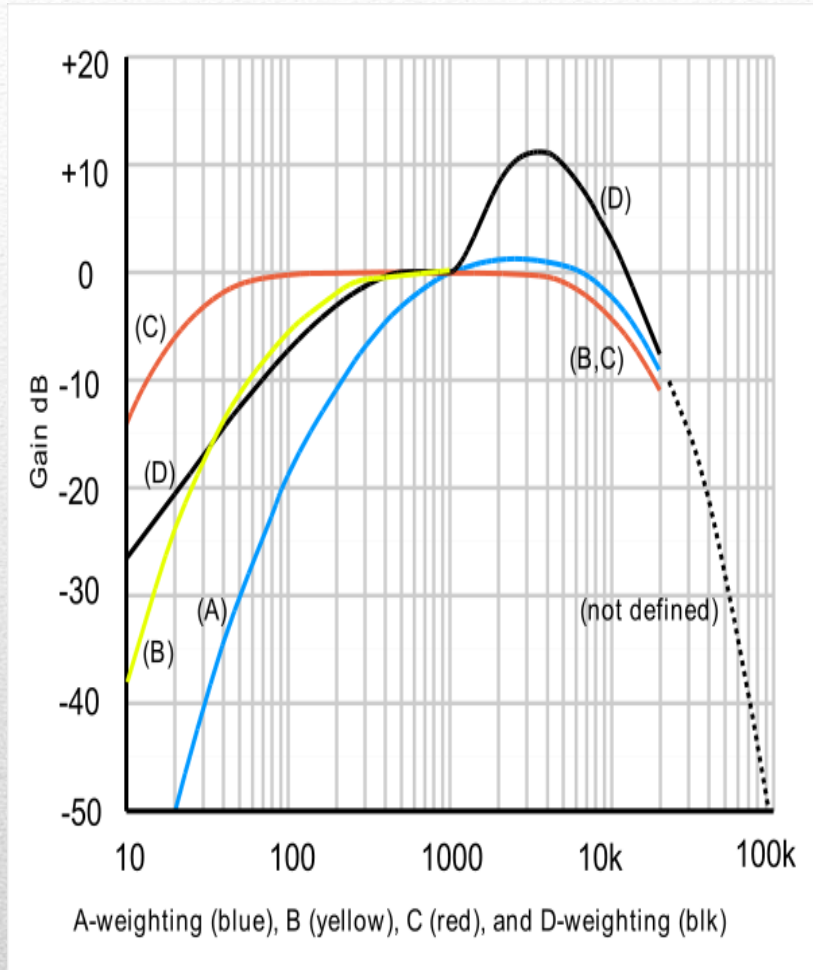
Source: EPA, Office of Noise Abatement and Control, "Community Noise" P.63

<https://mobile.twitter.com/TopgolfUK/status/858673443537129472>



81

Bass Frequencies Diminished with Test Method



Weighting Curves

82

"...swing to the tunes of a DJ at Topgolf Nights, a summer program that gets things a lot louder after dark."

**Partiers Kick Things Up a Notch at Topgolf's DJ
Night**

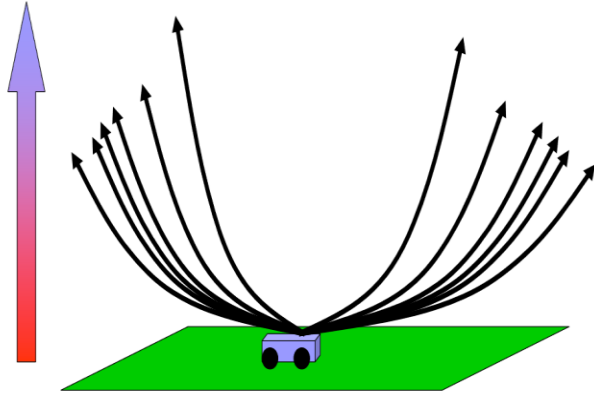
Houston Chronicle

83

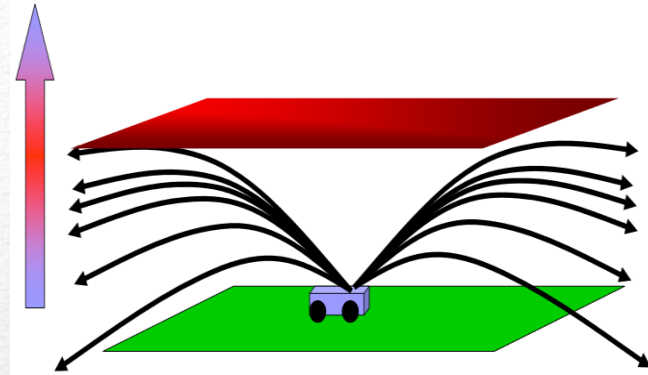


Greater Sensitivity to Nighttime Noise

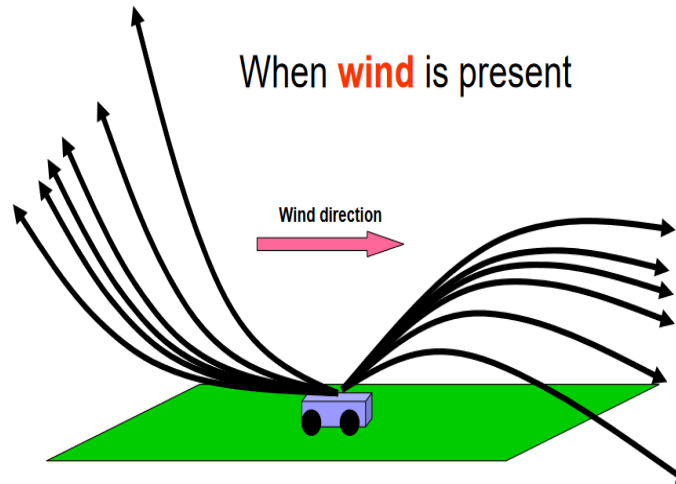
Under **normal** temperature conditions



Under temperature **inversion** conditions



When **wind** is present



Weather Impacts Sound Propagation

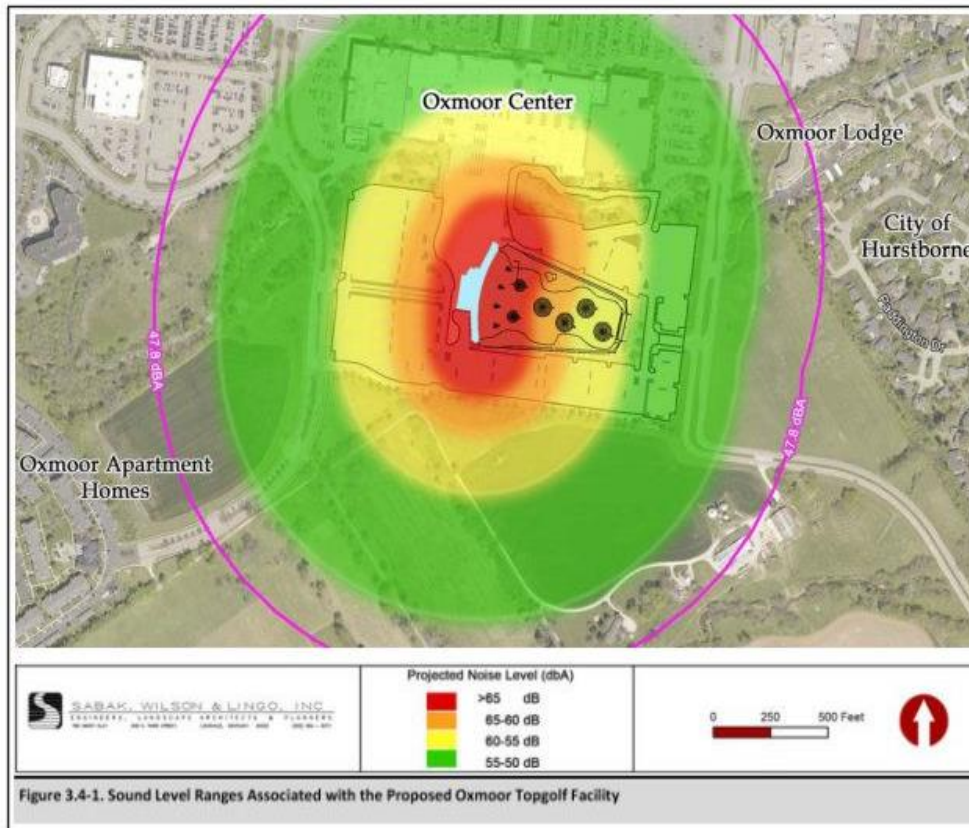
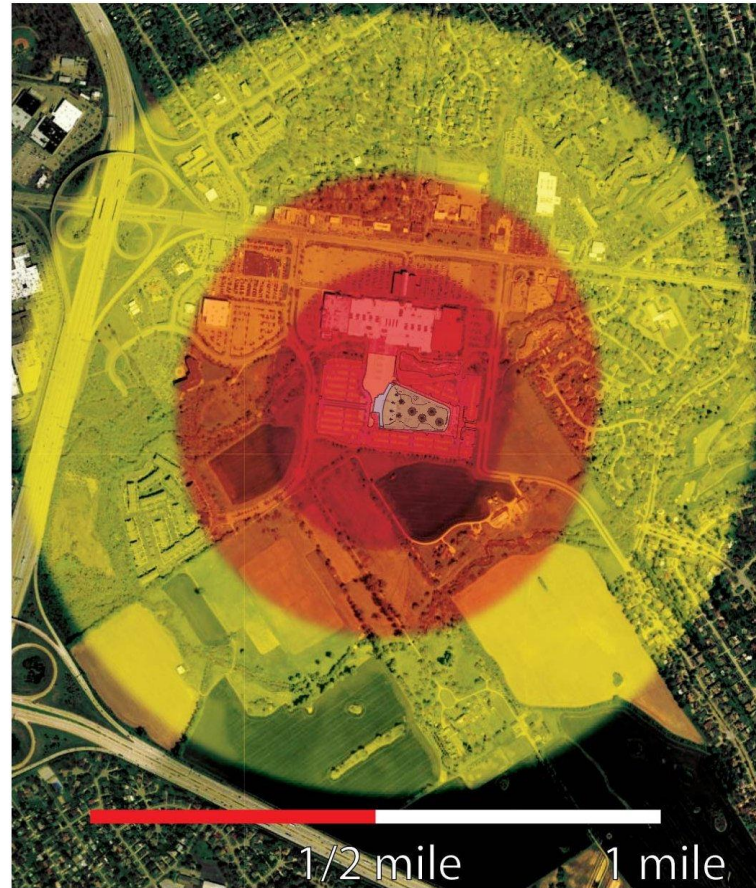
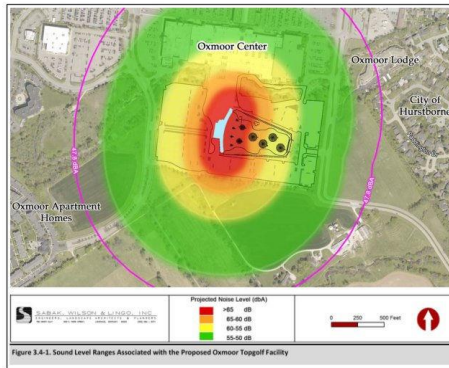
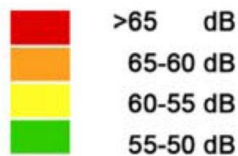


Figure 3.4-1. Sound Level Ranges Associated with the Proposed Oxmoor Topgolf Facility

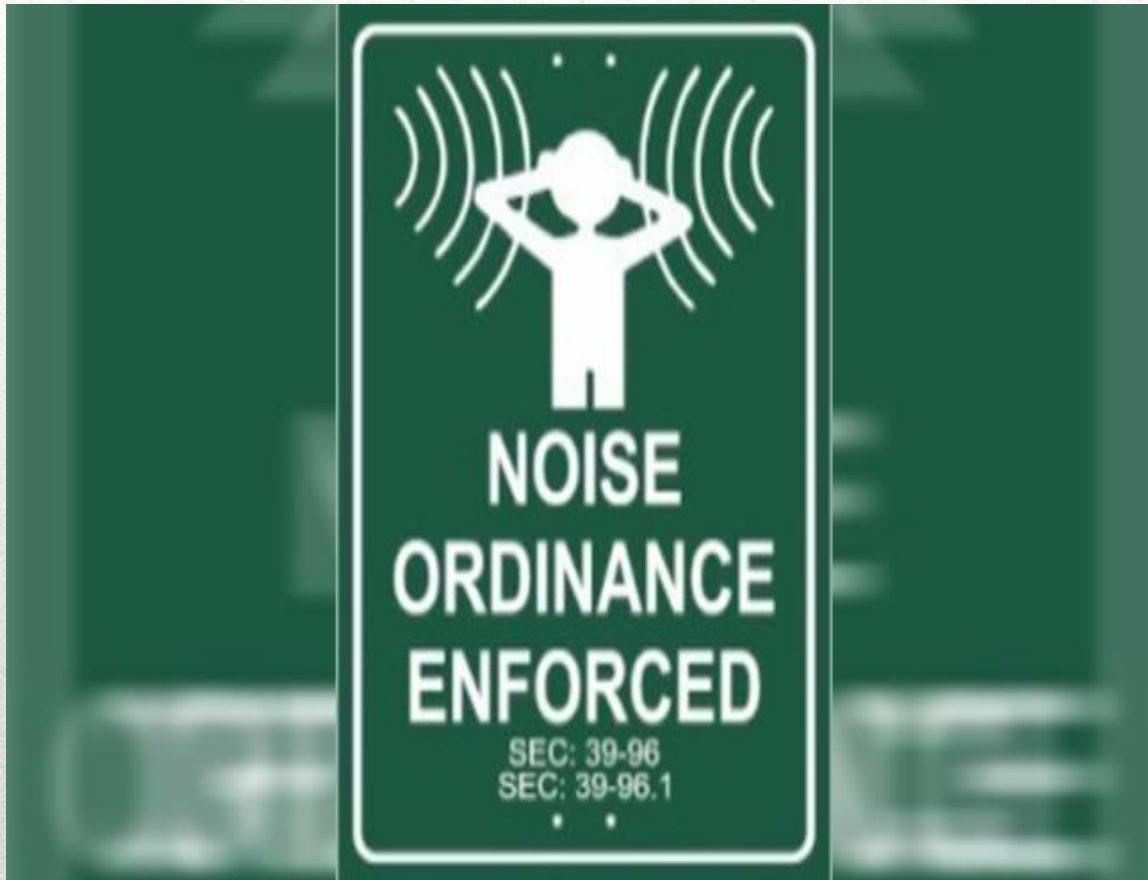
**Figure 3-4 from HMB Sound Study:
Assumes Neutral Atmosphere and Simple Geometric Spreading Model (spherical)**



Projected Noise Level (dbA)



Topgolf Sound Level Estimates During Temperature Inversion (SPL from noise 15 dB higher than that predicted in a neutral atmosphere)



"You can hear them over there rooting and ranting," Sandra Stewart said...I have lived here for 3-years, what am I supposed to do, I can't just move."

Topgolf Roseville, CA
ABC Channel 10 Roseville

When asked about noise, a Topgolf spokesman replied, "Hey guys this is one of those things that can't be properly addressed until we are up and running."

Topgolf Overland Park, KS
Reporter 41 Action News Kansas City

90

YES, Topgolf Will Be Loud





Incompatible Scale

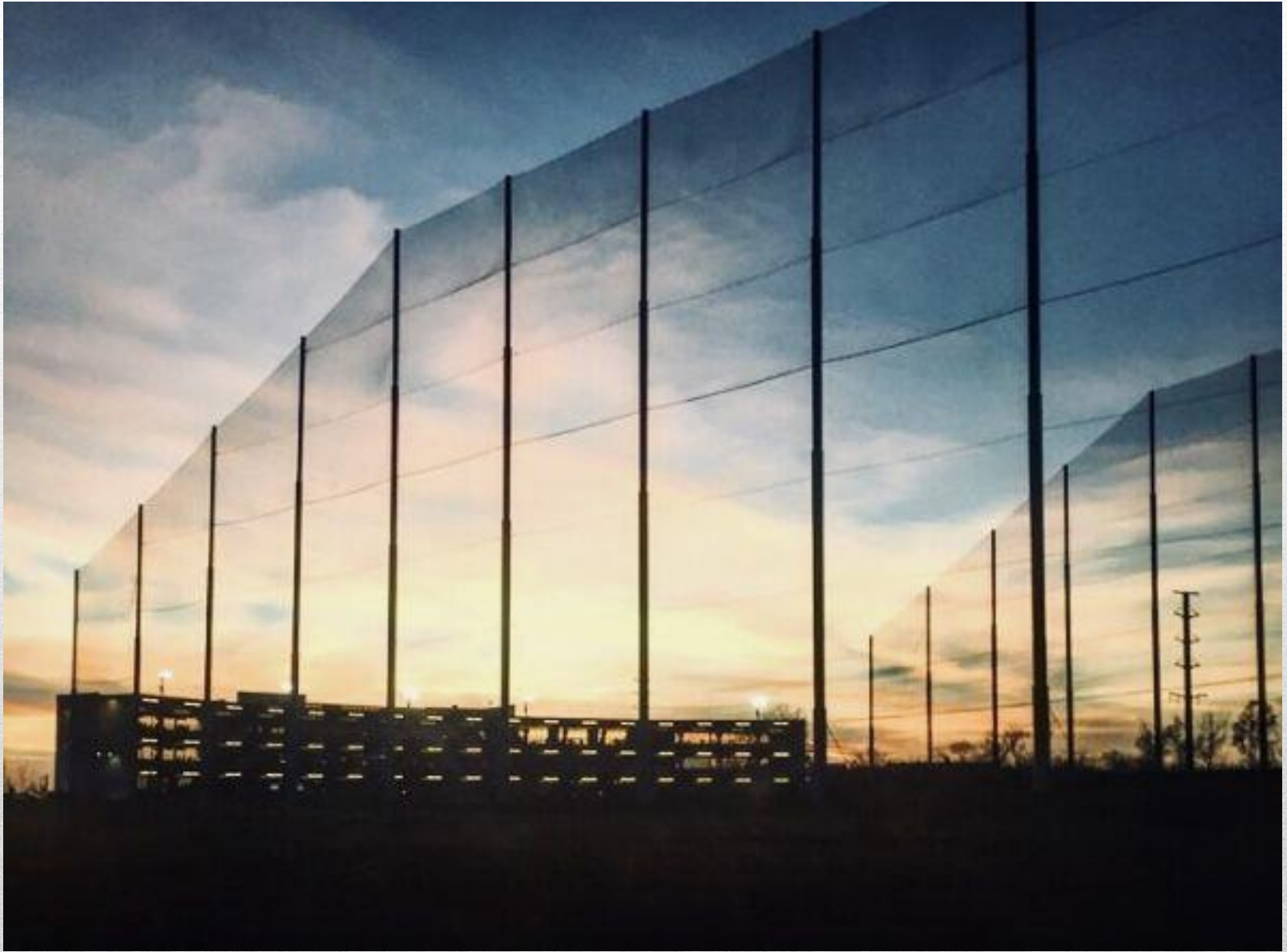














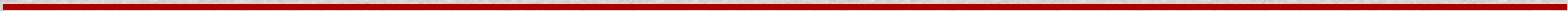






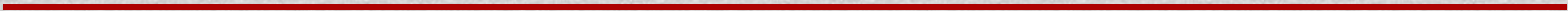




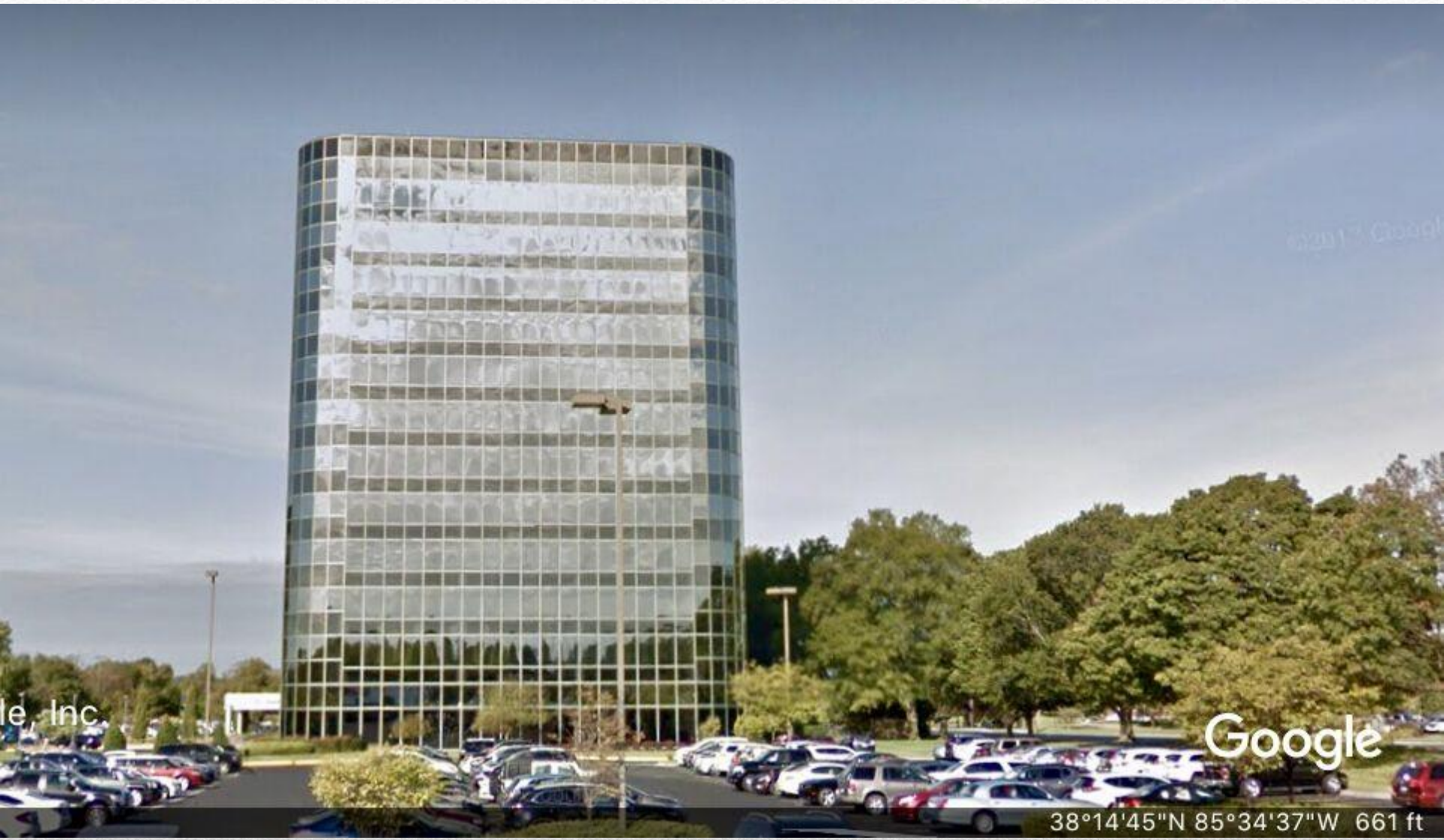








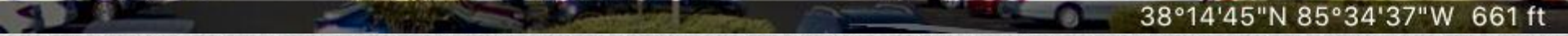




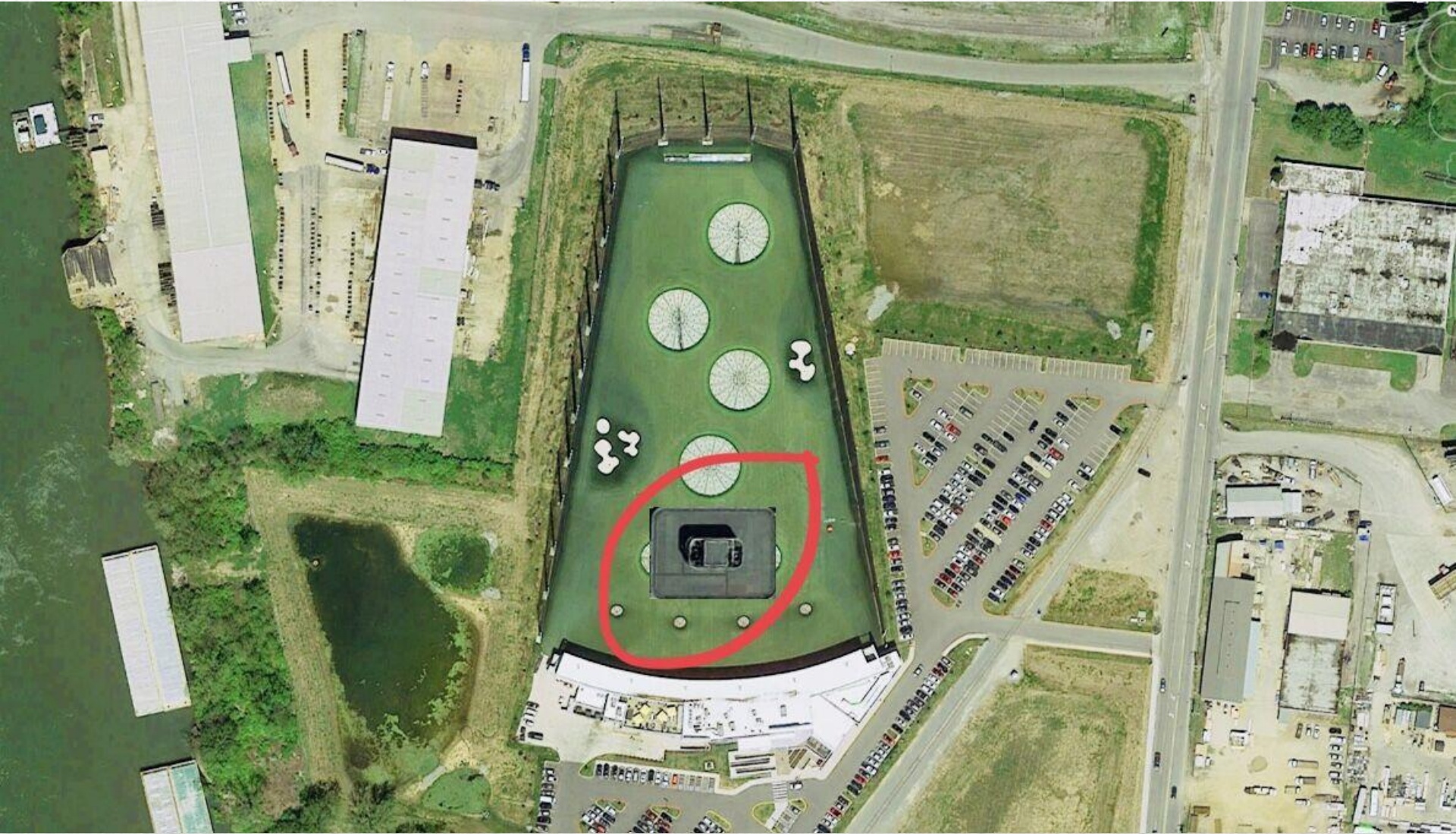
le Inc

Google

38°14'45"N 85°34'37"W 661 ft
























LOUISVILLE CHEVY DUDE

 the **Next Up**







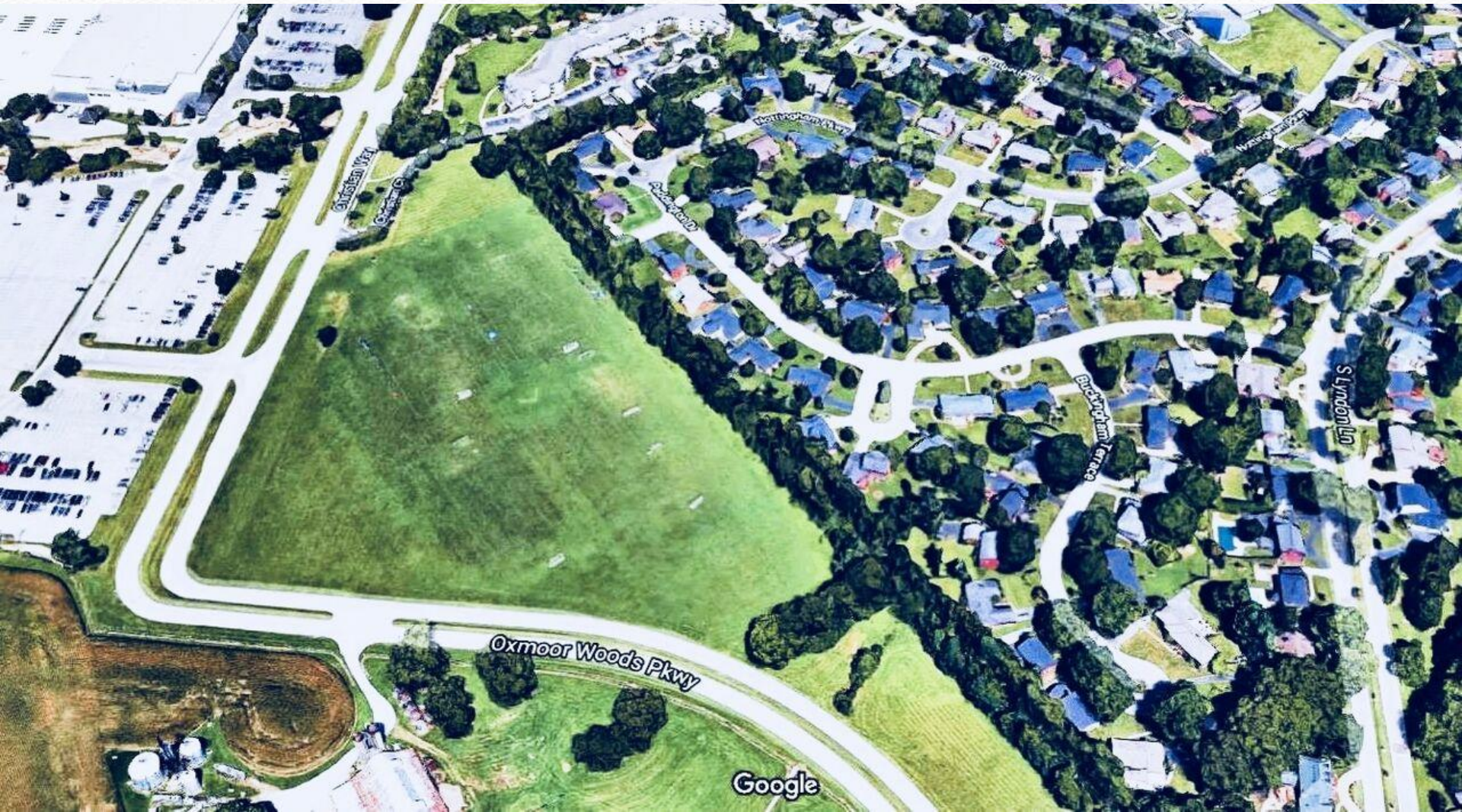
















Dayton Daily News

**West Chester's new
Topgolf almost
county's tallest
'building'**

TopGolf's poles and nets now tallest structure in Alpharetta

February 26, 2014 - [GA-400](#), [Suburban Life](#)

Written by **S Lee Guy** - [33 Comments](#)

Alpharetta might like to take a mulligan on its decision with TopGolf.

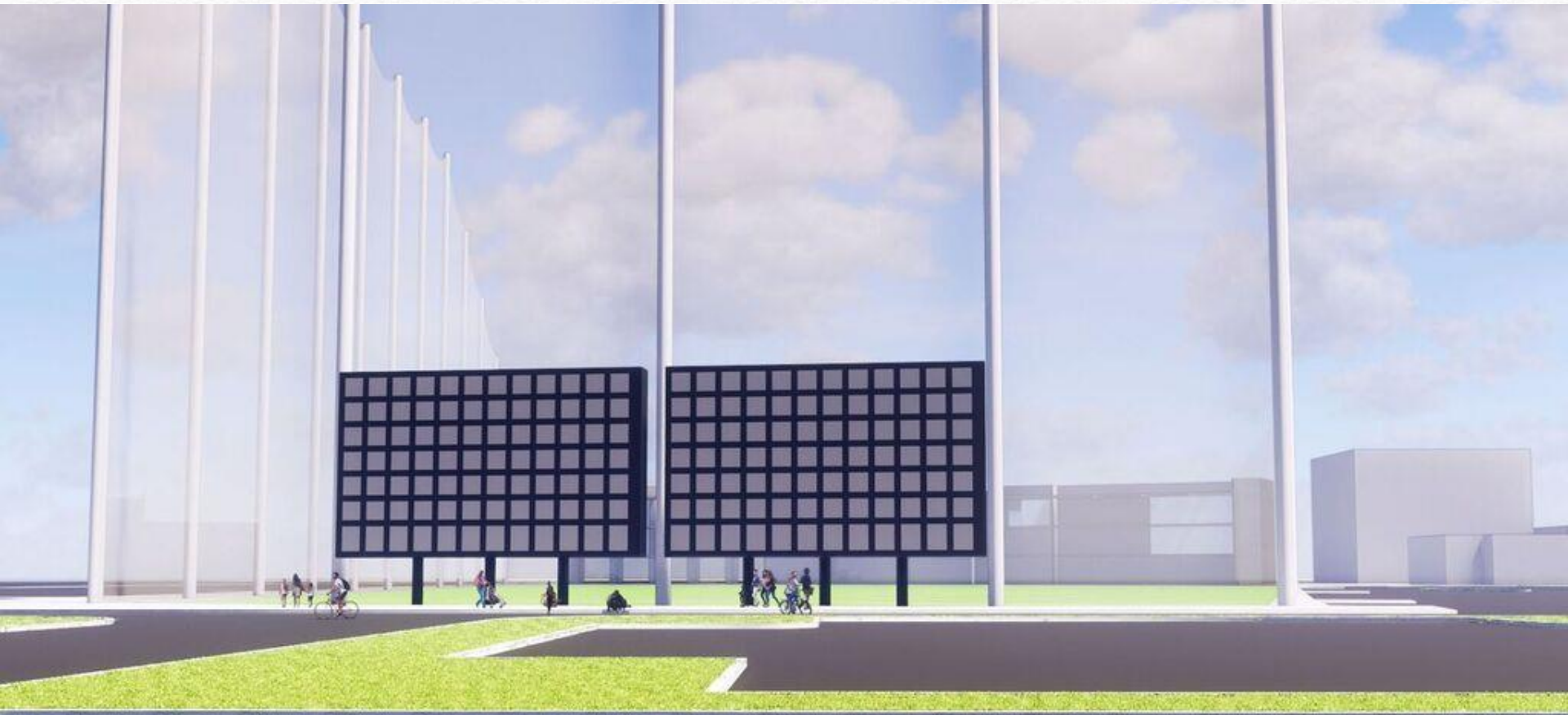
TOPGOLF

FAIRWAY VIEW | HD SPEC







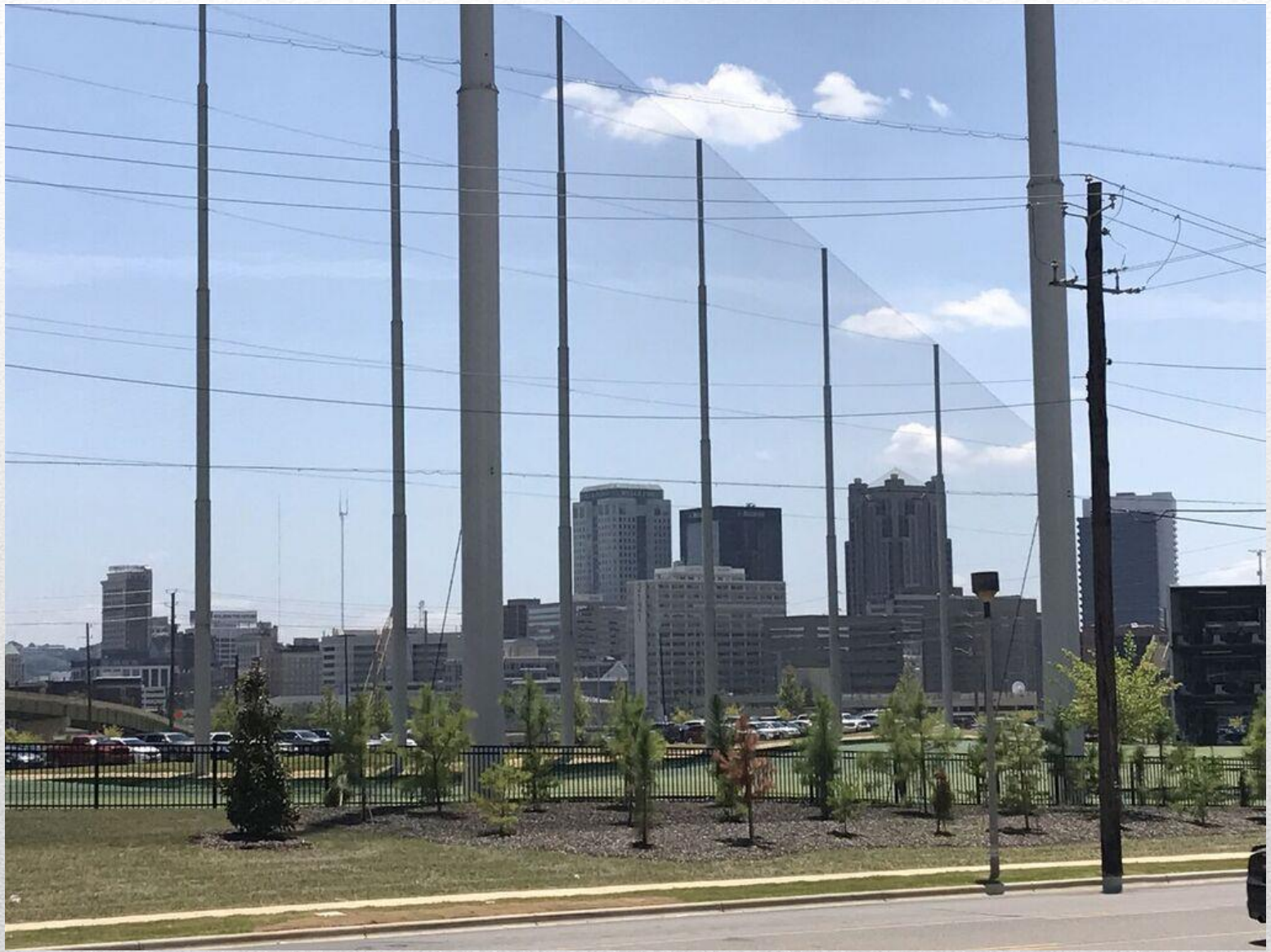








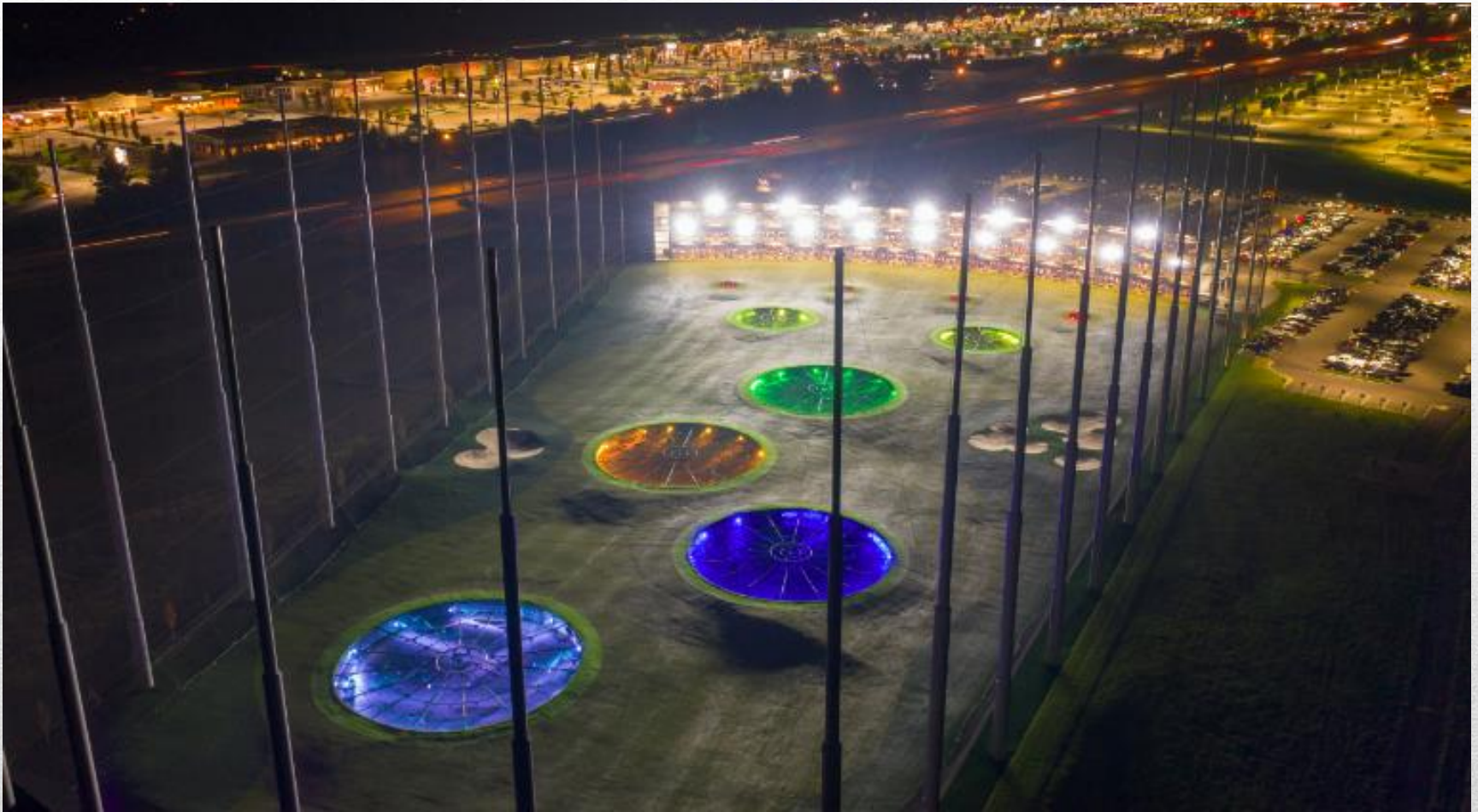














NO STEP



Entertainment District







From Detroit:

**“Topgolf Auburn Hills is the perfect
complement to our entertainment
district”**

-Mayor Kevin Daniel

From Sacramento:

“Topgolf’s hulking facility alongside Highway 65 in Rossville looks part driving range on steroids, part casino, part bowling alley, part laser tag and part Disneyland with it’s modern touches and neon lights.”

-Sacramento Bee



From Sacramento:

“Serenity – Nonexistent. No one will ever shush you. There will be music, laughing, talking and the clinking of glasses but no solitude.”

-Sacramento Bee



Topgolf is for 18-34 year-old party goers, not families.













college night

EVERY WEDNESDAY







Search

Log In

Sign Up



topgolf If you're going to have just one beer, make it a really, really big one.

wok.tiberius.figueroa @melissaangelina this could be us but you're working...

long.drive.derby That's normal size for us! 😊

alanaz1959 Beers and Chicks 🍺🍺🍺

#Topgolf 🏌️🏌️ #Happy Friday 🍀🍀🍀🍀🍷🍷
🍷usususususususus

keweinke @lisamarieline

indingvr Good looking amber ale there

instaurzz I dare someone to challenge me this weekend.....@topgolfLasvegas

dubset_ S.O to Minneapolis Top Golf for opening today!

tfc_travel Cute!!



1,044 likes

THE COWAN

AT TOPGOLF



MAY 2 **OLD 97's**
with Matthew Ryan
and the Northern Wires



MAY 4 **ANDREW MCMAHON
IN THE WILDERNESS**
Featuring Allen Stone,
Zac Clark and Bob Oxblood



MAY 7 **KIEFER SUTHERLAND**
with Rick Brantley



MAY 8 **GREEN ROOM**



MAY 8 **WME SPEAKEASY**
Austin Jenckes, Baylor
Wilson, Boy Named Banjo,
Dillon Carmichael



MAY 11 **STONE TEMPLE
PILOTS**
with Camp Howard

5/12 MYLES KENNEDY with Thomas Wynn
& The Believers **SOLD OUT**

5/15 GREEN ROOM Hosted by Native **FREE**

5/17 STEALING OCEANS **FREE**

5/22 GREEN ROOM Hosted by Native **FREE**

**5/23 SIBUSXM PRESENTS:
SUMMERLAND TOUR 2018**
Starring Everclear, Marcy Playground and
Local H with DJ set from Art Alexakis

5/29 GREEN ROOM Hosted by Native **FREE**

5/31 WAX TO THE FUTURE presented by
Wick-it the Instigator, Hosted by Native

6/1 FOSTER THE PEOPLE

6/9 THE NEW MASTERSOUNDS
with The 4 Korners

6/10 THE WALLFLOWERS with Escondido

6/19 DESSA with MONAKR

7/26 YACHT ROCK REVUE

8/7 BOMBA ESTÉREO

8/18 THE FIXX: BEACH TOUR

9/14 DODIE **SOLD OUT**

**PURCHASE TICKETS IN THE LOBBY
OR AT THECOWANNASHVILLE.COM**

THECOWANNASHVILLE













“It was a reminder that for all of Topgolf’s formidable golf technology, **it often feels like a giant bar with a driving range attached.**”

-GolfWeek.com



TOPGOLF SAN ANTONIO

TopGolf San Antonio is the chain's top seller of alcohol in Texas.

TopGolf San Antonio breaks alcohol sales records for chain in Texas

Pittsburgh

Magazine

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[Find It](#)

[About](#)

TopGolf is Big, Ridiculous, Still Fun

The new driving-range game is way over the top, but the game it's offering is fun and they'll ensure you have a good time.

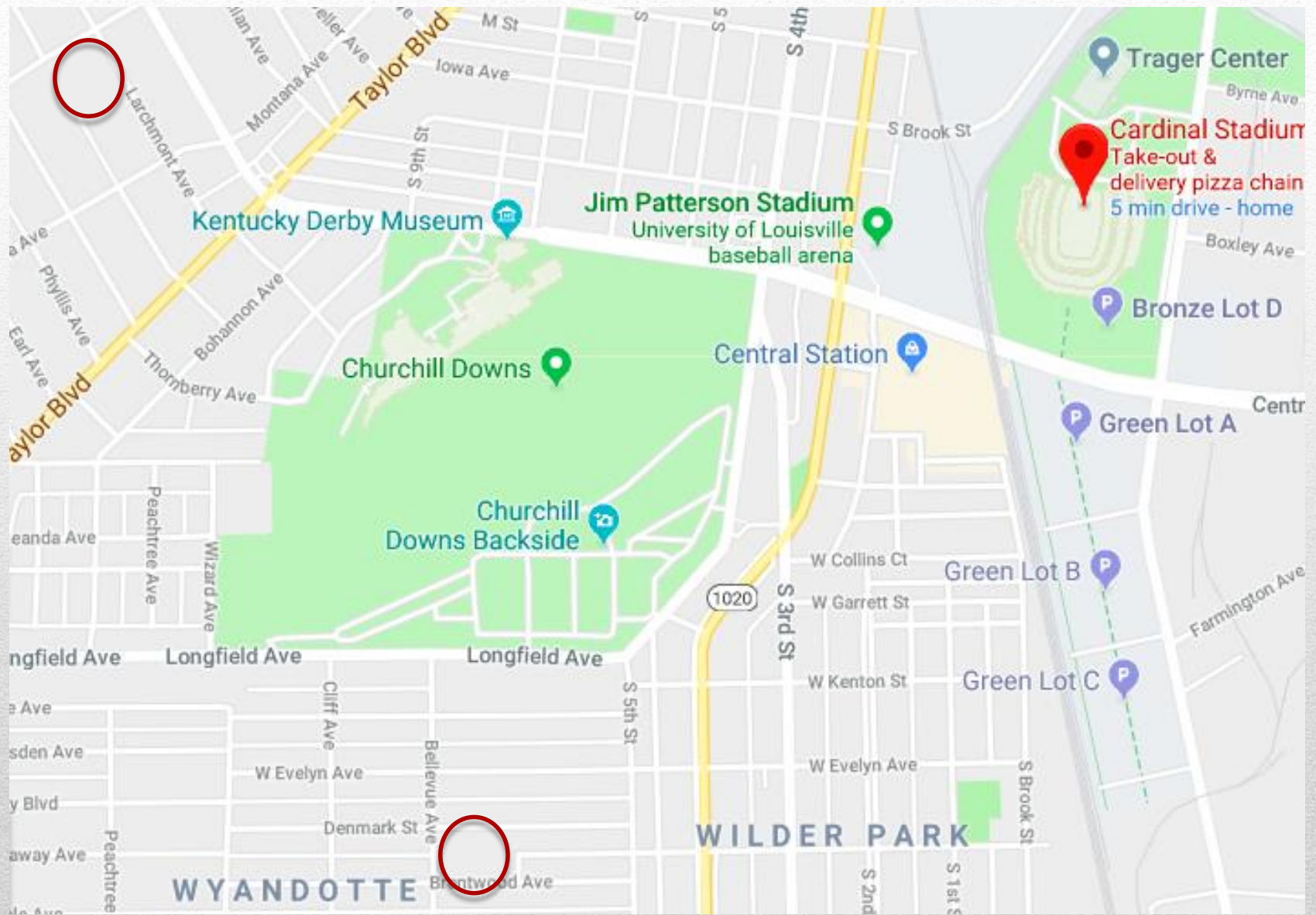
BY SEAN COLLIER

August 9, 2016



Giant Bars do not belong in residential neighborhoods.











Topgolf Presents SUMMER BLOGGER EVENT SERIES

LADIES' HAPPY HOUR!

Wednesday, July 1, from 6-8 p.m. • 1500 Andrews Pkwy, Allen, TX

Join us for an evening of wine tasting, activities, prizes, food, drinks and game play, courtesy of Topgolf!

Space is limited. Reserve your spot today.



x Tee Time with tinder

at

TOPGOLF

FEBRUARY 14TH, 7PM

COMPLIMENTARY GOLF PLAY · DRINK SPECIALS
ENTERTAINMENT







This proposed entertainment district will be a visual eyesore.











THE COWAN

UPCOMING SHOWS

- 9/19 **NONPOINT** with He Is Legend and Letters From The Fire
- 9/20 **NATIVE PRESENTS: Feeling Myself**
- 9/21 **KALIE SHORR** with Dylan Brady and Savannah Keyes
- 9/27 **THE ENGLISH BEAT**
- 10/4 **KID ROCK FISH FRY PRE-PARTY** with **BIG ROCK SNOW** and The John Stone Band
- 10/12 **TREMONTI** A Dying Machine 2018 Tour
- 10/13 **JOEY GRACEFFA** Eden Tour
- 10/16 **FLEURIE** with James Drell and PHANCS
- 10/18 **MICHAEL FRANTI & SPEARHEAD** Stay Human Tour
- 10/20 **WHO'S BAD** The Ultimate Michael Jackson Tribute
- 10/27 **The Dead Shall Dance - A Halloween Party**
HOSTED BY THE DEAD DEADS
- 10/28 Sirius XM Presents All Nation Tour
BIG DATA with Fitness and Castlecomer
- 10/30 **ST. LUCIA** with special guest Arkells
- 11/2 **JONATHAN DAVIS OF KORN** Black Labyrinth Tour 2018 with The Birthday Massacre and Julien-K
- 11/3 **THUNDERSTRUCK: AMERICA'S AC/DC - A Tribute**
- 11/7 **DEVIN THE DUDE**
- 11/9 **JAY ROCK** with special guest Reason
- 11/10 **SLIGHTLY STOOPID** with HORIE
- 11/17 **WORK IN PROGRESS**
feat. Galen Mazarazzo from Stranger Things
- 11/23 **COREY SMITH**
- 12/7 **VISTA KICKS**
Twenty Something Nightmare Tour
- 12/8 **ATMOSPHERE**
with deM atlas, The Lioness, DJ Keezy
- 1/15 **BADFISH: A TRIBUTE TO SUBLIME**
Stand By Your Van Tour
- 2/2 **BAYSIDE** Acoustic Tour with Golds

**SEE THE FULL LINEUP & PURCHASE
TICKETS AT THECOWAN.COM**

  THECOWANNASHVILLE

Other Locations





**WE OPPOSE
TOPGOLF
AT OXMOOR CENTER**

f LOUISVILLE NEIGHBORS FOR RESPONSIBLE GROWTH







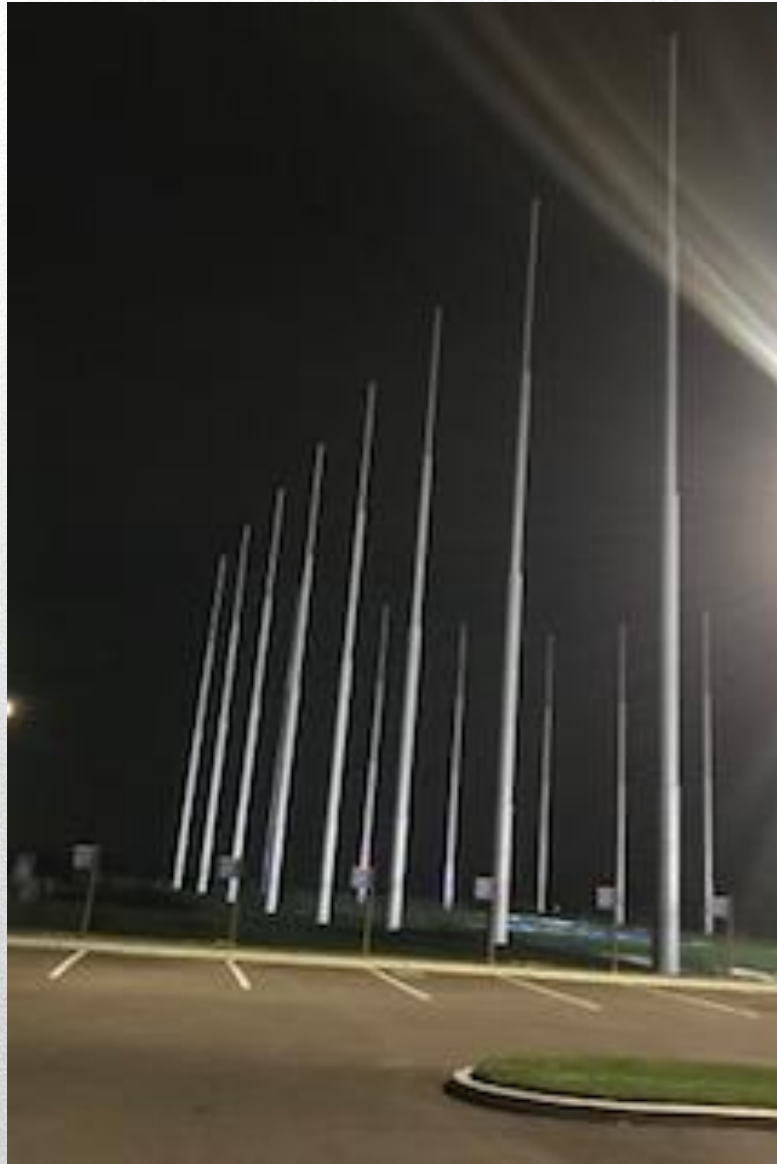


WE OPPOSE

TOPGOLF

AT OXMOOR CENTER

 **LOUISVILLE NEIGHBORS FOR RESPONSIBLE GROWTH**








**Amid protest, TopGolf
pulls out of Cary
Towne Center, seeks
alternative site**

BUSINESS

CARY TOWNE CENTER
MAY GET WHOLE NEW
LIFE BESIDES IKEA

**Housing, hotels and
new retail proposed
for Cary Towne
Center **



However, several neighbors of the mall on Walnut Street have complained that the taller buildings and the spill-over illumination from the driving range would hurt their property values and quality of life. Members of the nearby Triangle Aquatic Center were also concerned that it would lose access to many of the parking spaces next to the mall complex that it needs.

TopGolf spokeswoman Adrienne Chance confirmed via email that the company is "no longer pursuing" a location at Cary Towne Center mall.

Resident concerns

Earlier in the week, Adrienne Chance, TopGolf's director of corporate communications, said TopGolf changed its mind following concerns from neighboring residents about noise and lighting.

“As we were testing during due diligence, we became concerned about our ability to sufficiently mitigate the lighting and noise issues for the local neighborhood,” Chance said in an email. “The last thing we want is to be a nuisance to the people living close to one of our locations.”

Where is the second Charlotte location that Topgolf is pursuing?

The proposed second venue is located in the northwest quadrant of the interchange of I-85 and West Mallard Creek Church Road. This location is approximately 26 miles from Topgolf Charlotte when traveling by car.

What do you want the neighbors of this second location to know?

Topgolf is committed to being a good neighbor. The location will not cause a disturbance to surrounding residents. The corner of the building would be approximately two football fields from the nearest single family lot and we will create a tree save buffer that includes 50 feet of non-disturbed depth plus an extra 25 feet of planted or preserved buffer. The existing trees are mature at 60-80 feet tall.

Fortunately, Topgolf has experience operating 30+ other Topgolf venues throughout the country, and we have successfully partnered with the neighborhoods near those venues to help minimize any disturbances. Topgolf could not be successful without the continued support of our neighbors!





**Second Topgolf
approved in new
Charlotte
entertainment
district**

**Get ready to ride
the light rail to
Topgolf and the
new University City
“entertainment
district”**



**Topgolf is out, but
developers still
want to build on
University City land
off I-85**

**Proposed
Topgolf in the
rough with its
Thornton
neighbors**





**Thornton
Topgolf put on
hold in zoning
dispute after
judge rules
council abused
its authority**

Judge rules in favor of neighbors



DISTRICT COURT, ADAMS COUNTY,
STATE OF ...

PDF

[The Denver Channel › mediaassets...](#)

Jun 30, 2017 · LOTTE RADOOR,. Plaintiff:
v. CITY OF THORNTON CITY. COUNCIL
(including the individual.



Topgolf pulls out of proposed Thornton location after second lawsuit filed



This Historic Shopping Mall Was Converted Into Tiny, Superchic Lofts



Sep 20 2017

by **BRINTON PARKER**

👉 15.3K



Abandoned Malls Are Becoming Something More

by Jennifer Hunter
March 21st, 2015





US mall owners look to apartments and hotels to replace Sears and JC Penney

LakePoint Indoor Facility

Emerson, Georgia



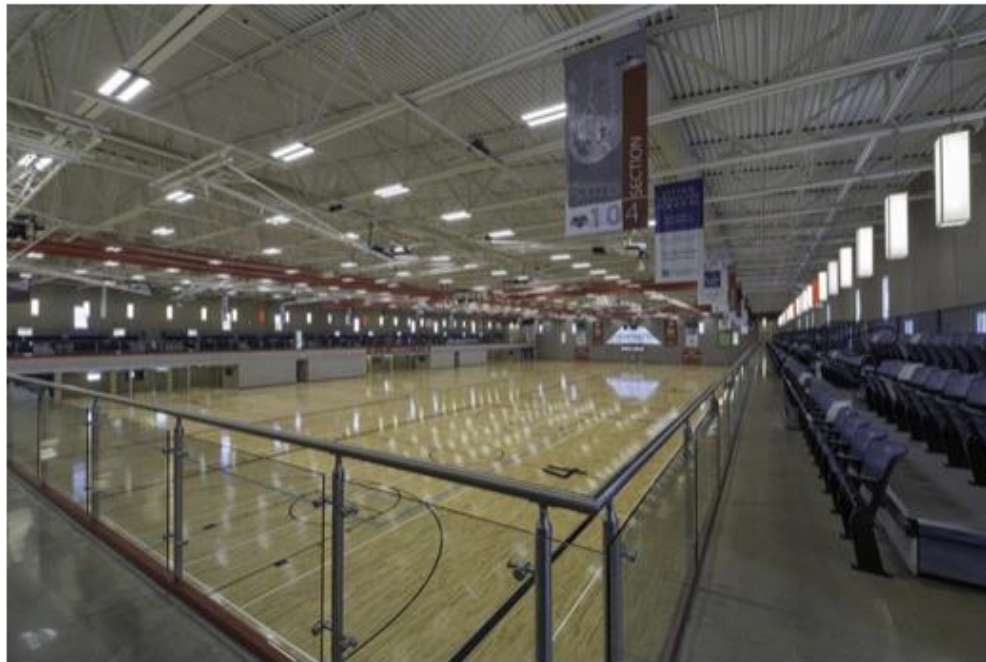
Spooky Nook

Lancaster, Pennsylvania



Round Rock Sports Center

Round Rock, Texas



Myrtle Beach Sports Center

Myrtle Beach, South Carolina



Grand Park Events Center

Westfield, Indiana

The **primary purpose of zoning** is to segregate uses that are thought to be incompatible. In practice, **zoning** also is used to prevent new development from interfering with existing uses and/or to preserve the "character" of a community.



Compatible Development



PHOTO: FEDERICA DEL PROPOSTO

TOPGOLF

What began as a fancy driving range has morphed into a chain of glitzy social clubs. Hitting microchipped balls to concentric-circle targets is still TopGolf's core idea, with results flashed to a screen in your hitting bay. It's a fine way to work on your game. But TopGolf's 38 (and growing) U.S. locations are often busiest at night, with cocktails and food delivered to your bay and separate lounges for those who'd just as soon skip the golf. The Las Vegas TopGolf features two pools and live entertainment.

Orlando has a rooftop terrace and 200-plus HDTVs. *For locations visit topgolf.com.*

TOP GOLF (FISHERS, INDIANA)









THE
SUMMIT
at fritz farm









