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July 24, 2017

Case Manager
Louisville Metro Planning & Design Services
444 S. Fifth Street
Louisville, Kentucky 40202

RECEIVED

JUL 24 2017

DESIGN SERVICES

Re: Proposed Modified Conditional Use Permit to a previously approved CUP for a horse race track (to include an 84,000-square-foot state-of-the-art pari-mutuel wagering facility) on property located at 4520 Poplar Level Road, formerly known as Churchill Downs' "Trackside" site

Dear Case Manager:

We are herewith filing the Modified CUP application with site plan, together with a neighborhood meeting summary, as respects the above referenced property. Churchill Downs has long owned this location, once used as a harness racing track, presently used as a thoroughbred training track and also formerly used as a related pari-mutuel wagering facility. The proposed replacement wagering building is smaller than the one recently demolished because of its deteriorated condition. Also, the parking lot has been shrunk in size and improved and enhanced, as have the entrance and drive lanes, with new landscaping and fence screening.

Please advise as to whether this Modified CUP (incidentally now a non-expanded, non-conforming use because of a recent LDC amendment removing race tracks as a permitted use in the R-1 zoning district) will be docketed for BOZA business session or public hearing.

Sincerely,



William B. Bardenwerper

Cc: Kevin Flanery, Austin Miller, and Mike Anderson, Churchill Downs
Kevin Young & Ann Richard, Land Design & Development, Inc.

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