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September 26, 2022

Ms. Emily Liu, Director
Louisville Metro Planning & Design Services
444 S. 5th Street
Louisville, KY 40202

RE: Midwest Gun Co
Electron Drive (Parcel ID 003910530000)

Ms. Liu,

Enclosed please find an application and all supporting documentation for a detailed development plan for the property at the southeast corner of Blankenbaker Parkway and Electron Drive. A general development plan was approved for this site in 1996 under case number 9-55-96 to change the zoning from R1 to PEC. The current proposal is a detailed plan for a firearms retail store with an indoor gun range, restaurant, and second floor office space.

Midwest Gun Co is a local business that was started in 2020 to provide additional options to the consumer for the purchase of ammunition and firearms. The proposed facility on Electron Drive will expand their presence in the area by combining the existing retail business with the on-site ability to try out the firearms they are purchasing. The range will have membership opportunities and classes available. There will also be an on-site restaurant to serve both visitors and members. The proposed office on the second floor will be used for the developer's existing businesses, as well as the operations of the gun range and store.

The indoor gun range falls under permitted uses with special standards in LDC 4.3.15. These requirements will be met as follows:

A. Indoor target ranges shall have sufficient sound proofing to prevent the sound of firearm discharge from being heard outside the walls of the range facilities.

The applicant is consulting with Action Target, a national shooting range designer out of Provo, Utah for the design of the shooting range. Their design will include interior sound dampening materials and the perimeter walls will be double wythe concrete with insulation to further dampen the sounds of the discharge of firearms.

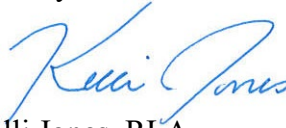
B. Building facades that face public streets shall be in conformance with the building design standards of the applicable form district.

The proposed building is designed to exceed all requirements of Land Development Code 5.6.1.B, including animating features such as canopies, changes in material, windows, and columns. Due to the specific security needs of a firearms store and shooting range, LDC 5.6.1.C for 50% clear windows and doors will not be met. There will be glass at the office entrance, restaurant, member lounge and retail space. There will also be several clerestory windows on the first floor of the north and west façades and additional windows on the second floor for both the north and west facades. Because the other animating features on the building exceed the requirements, this minor waiver is justified.

In addition to the waiver for clear windows and doors we will be requesting a waiver to allow landscape buffers and easements to overlap by more than 50%. There are existing easements along both Blankenbaker Parkway and Electron Drive that overlap with the required landscape buffers. An official waiver application along with all necessary justifications will be submitted after we receive the first round of agency comments to ensure that all requests are covered.

Please let me know if you have any questions. I can be reached at 502-584-6271 x 237 or kelli.jones@swlinc.com.

Thank you,



Kelli Jones, RLA
Sabak, Wilson & Lingo, Inc.