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November 23, 2022

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

Re: Serendipity Kentucky, LLC – Conditional Use Permit Application

Dear Planning Customer Service,

This letter accompanies the application form for the approval of a Conditional Use Permit 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 located in the Neighborhood form district. The property contains 27.0549+/- acres total.

According to LDC 4.2.8, Athletic Facilities are allowed as a conditional use in the R-R and M-2 zoning districts, among others. The Applicant intends to comply with requirements A-F of 4.2.8 but may need to seek relief from requirements G and H, as the subject property is not part of a recognized industrial park and the proposed use is permanent in nature.

The proposed athletic facility will comply with Plan 2040, as well. The proposed development of the subject property has been designed with bioswales and other lower-impact features to protect water quality. The proposed development is surrounded by other industrially-zoned properties along S. English Station Road and by portions of the Parklands of Floyds Fork to the west and north of the subject property. The site design and land use are compatible with the existing and potential future development of the area. The proposed building will be buffered from S. English Station Road and will be partially below grade. In addition, the proposed building will be designed to be complementary to other nearby agricultural and industrial buildings.

Please have the application reviewed at your earliest convenience and contact my office to schedule a hearing before the Board of Zoning Adjustment.

Sincerely,

Clifford H. Ashburner