

November 9, 2022

Mr. Larry Forester, Chairman
Lexington-Fayette Urban County Planning Commission
200 East Main Street
Lexington, KY 40507

RE: 5354 and 5380 Athens-Boonesboro Road
PLN-MAR-22-00023: Application for Zone Change and Conditional Use Permit
PLN-MJDP-22-00073: Preliminary Development Plan

Dear Chairman Forester,

iVCP Athens South LLC has filed an application for a zone change, a conditional use permit and preliminary development plan for a portion of property known as 5354 and 5380 Athens-Boonesboro Road, Lexington, Kentucky. We send this letter to supplement our justification letter submitted on October 31, 2022.

Conditional Use Permit is Appropriate

In connection with its application for a zone change to B-3, Applicant is seeking a conditional use permit to allow for the construction of a stadium for use by the Lexington Sporting Club on 34 gross acres (26.88 net acres) of property located at the corner of Athens-Boonesboro Road and I-75, which lies within the Blue Sky Activity Center. Under the B-3 zone, outdoor sports stadiums are permitted as a conditional use. Applicant acknowledges that any conditional use permitted under the B-3 zone must comply with the required conditions set forth Section 8-20(d) and agrees to be bound by such conditions.

The stadium will be used to host games for the Lexington Sporting Club's men and women professional soccer teams, and as a site for semi-professional, college, high-school, and youth league soccer tournaments and championship games. It will be constructed as a multi-purpose venue capable of hosting concerts, corporate and community events, and multiple other sports, including lacrosse and field hockey. Initial construction would be for an up to 6,500 seat venue. We expect the stadium will be in use approximately 35-45 days a year, with professional soccer team games and other events. The men's professional soccer season runs from April to October and the women's professional season runs from August to May.

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The use of the property for a sports stadium is in alignment with the Rural Land Management Plan, which states that “The Policy emphasis for Rural Activity Centers is to maximize their potential for jobs while maintain their boundaries and minimizing impacts to the rural area.” Further it is in agreement with the 2018 Comprehensive Plan and furthers the Goals and Objections of (i) supporting infill opportunities (Theme A, Goal #2), (ii) of creating jobs & prosperity through supporting showcase local assets that furthers creation of a variety of jobs, of encouraging development that promotes and enhances tourism and of providing entertainment and other quality of life opportunities that attract young, and culturally diverse professionals and a work force of all ages and talents (Theme C, Goals #1 and #2), and (iii) of seeking an urban rural balance (Theme E). Also, the addition of a soccer stadium is consistent with the Theme C, Livability Policy #3 of the Comprehensive Plan, which seeks to enhance Lexington’s ability to host regional athletic tournaments.

As detailed in our October 31, 2022 letter, the stadium is expected to generate a variety of jobs and tax revenue. Not only will it support world class pro-sports teams, but the stadium will also be available to host other local and regional tournaments for soccer and other sports, and provide a venue for concerts and other entertainment, all of which increases tourism and revenue to the Lexington community. Additionally, a professional soccer sports franchise and first-rate entertainment venue will contribute to a vibrant city with a high quality of life, and enhance the ability of the community to recruit and retain businesses, employers and talent.

The location of the stadium at this site will not have an adverse influence on existing or future development of the subject property or its surrounding neighborhood. The site is nestled directly next to Athens-Boonesboro Road and I-75 and is surrounded by commercial property on one side and the new soccer fields, that are currently under construction, on the other side. It is not adjacent to any residential property or working farm property. Any impact of sound or light will be muted and minimized by its location next to the Interstate. It will occupy underutilized land which is already zoned for commercial use in the Blue Sky Rural Activity Center, and not use agricultural or economic development land.

The site has sufficient utilities and sanitary sewer infrastructure to support the stadium. Vehicular access to the stadium will be from Athens-Boonesboro Road via Doe Run Trail. Submitted with the application is a traffic study which shows the stadium will have minimal impact on existing road infrastructure.

There are few parcels of land large enough in Fayette County to accommodate a stadium in a location that provides sufficient acreage and access. The proposed stadium is a unique opportunity to create a venue that will be an asset to our community.

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The Applicant thanks you for your consideration of its zone change and condition use permit request.

Very truly yours,

STITES AND HARBISON, PLLC



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