

Development Review Committee

Staff Report

January 18, 2023



Case No:	22-CAT3-0010/22-WAIVER-0230
Project Name:	Quadrant Zorn Ave
Location:	1041 and 1051 Zorn Ave
Owner(s):	Quadrant Hospitality, LLC
Applicant:	Quadrant Hospitality, LLC
Jurisdiction:	Louisville Metro
Council District:	9 – Andrew Owen
Case Manager:	Jay Lockett, AICP, Planner II

REQUEST(S)

- **Waiver** of Land Development Code section of Land Development Code section 5.5.2.B.1.a to not provide vehicular and pedestrian connection to adjacent sites.
- **Category 3 Development Plan**

CASE SUMMARY/BACKGROUND

The applicant is proposing to demolish an existing hotel and construct a mixed commercial development on approximately 4.4 acres. The site is zoned C-2 in the Neighborhood form district. The subject site is located at the intersection of Zorn Ave and River Rd in northern Louisville Metro.

STAFF FINDING

The Category 3 Development Plan and the proposed building designs are compliant with the Land Development Code.

The waiver is adequately justified and meets the standard of review.

TECHNICAL REVIEW

MSD and Transportation Planning have approved the preliminary development plan.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners the affected properties will maintain their existing access.

- (b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver will not violate specific guidelines of Plan 2040 as safe vehicular and pedestrian circulation have been provided for in and around the site. The waiver would facilitate the redevelopment of a previously developed commercial site in an area with adequate population to support a variety of uses.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as cross connectivity has been provided for the hotel site adjacent to the site. A pedestrian connection is proposed to the east. Other aspects of the Land Development Code have been met.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant, as the site is higher in elevation than the adjacent sites fronting on River Road. Grading to provide safe connectivity would be difficult and expensive to provide for some of the adjacent properties.

REQUIRED ACTIONS

APPROVE or **DENY** the **Waiver**
APPROVE or **DENY** the **Category 3 Development Plan**

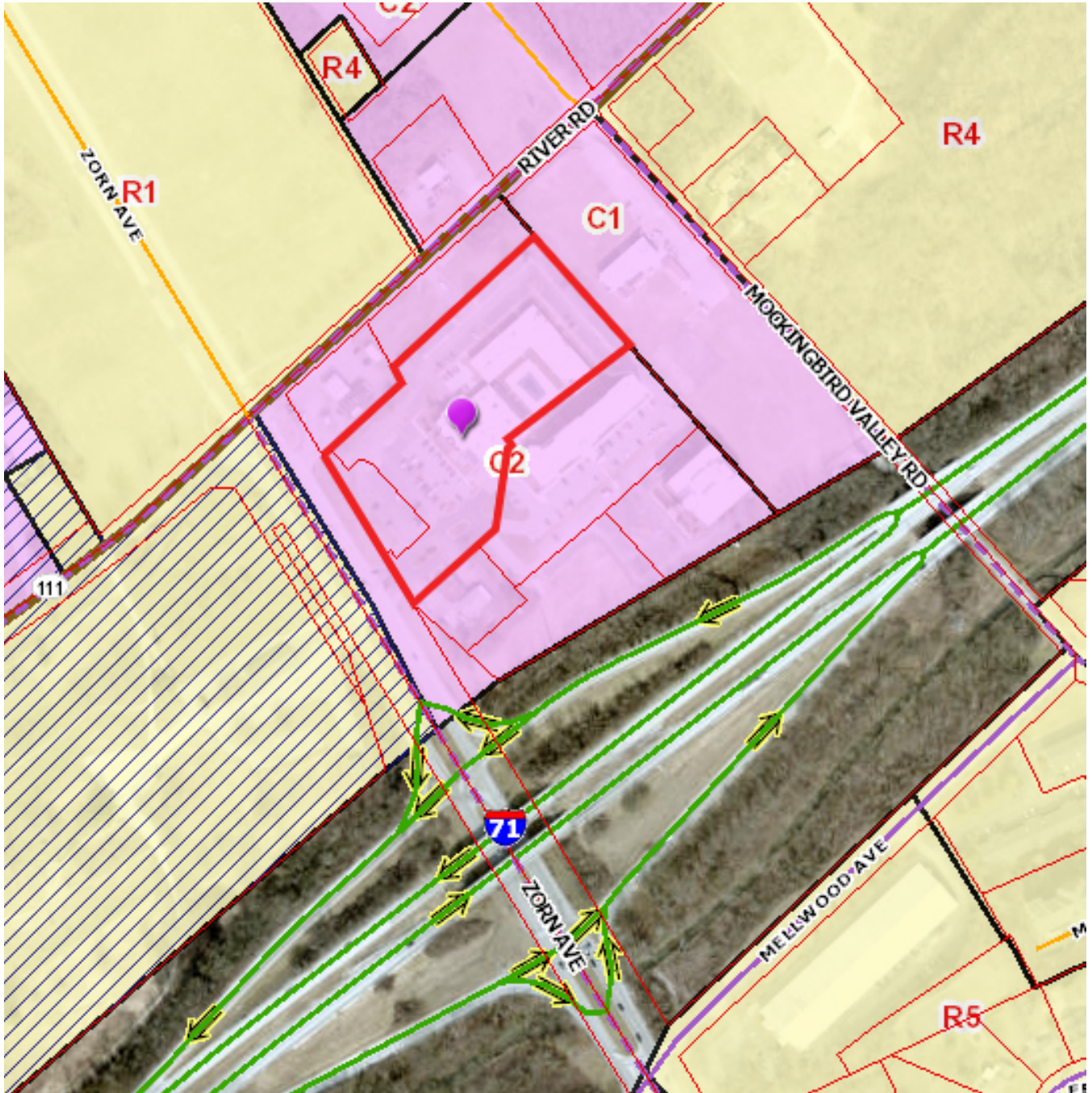
NOTIFICATION

Date	Purpose of Notice	Recipients
1-5-23	Hearing before DRC	1 st tier adjoining property owners and residents Registered Neighborhood Groups in Council District 9

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

