



**Hotel NuLu - Case No. 13ZONE1028
729 E. Market Street**

Applications:

- **Change in zoning from M-2 and C-2 to C-2 Commercial**
- **Revised Detailed District Development Plan**
- **Variance 1 – to allow parking to encroach into setback along Billy Goat Strut Alley**
- **Variance 2 - to allow hotel to exceed 50' maximum height**

Submitted at the 4/17/2014 Planning Commission Hearing



Aerial Photo



Subject property



Ghyslain



Looking west on Market Street



Service Welding Site north of Billy Goat Strut



Looking north on Shelby Street



Billy Goat Strut



View South on Shelby Street



View east on Market Street



View south across Market Street



Looking south east across Market Street



The Green Building



Looking south across Market Street

S CLAY ST

GARAGE BAR

MAGNOLIA

TUCKER BOOKER ARCHITECTS

SCOUT

LP COOP

GREEN BUILDING

BARBER SHOP

S SHELBY ST

PLEASE AND THANK YOU

BLUEGRASS GREEN CO

REVOLVER

CLAY POD

BUS STOP

CREATION GARDEN
MARKET HALL

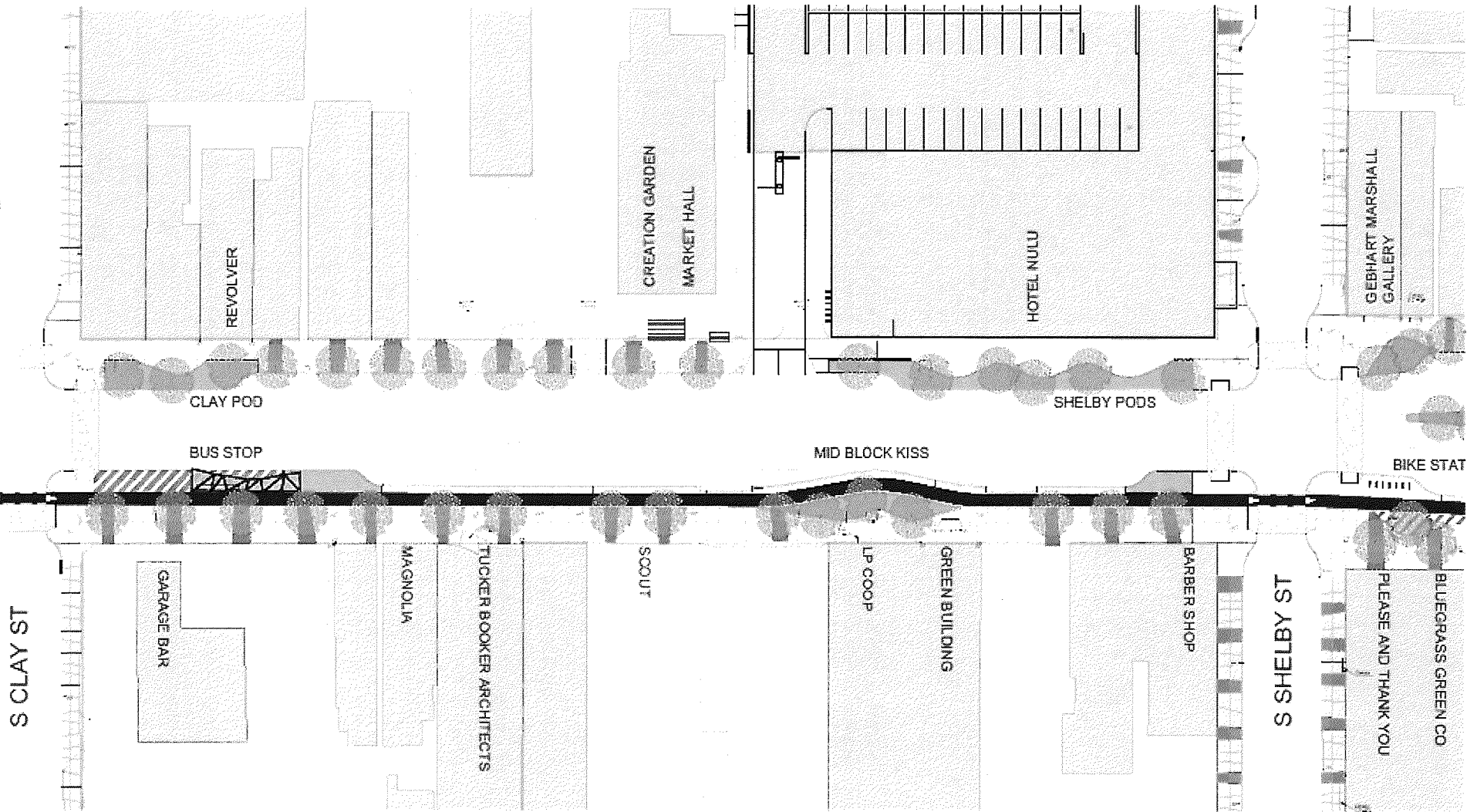
HOTEL NULU

SHELBY PODS

MID BLOCK KISS

GEBHART MARSHALL
GALLERY

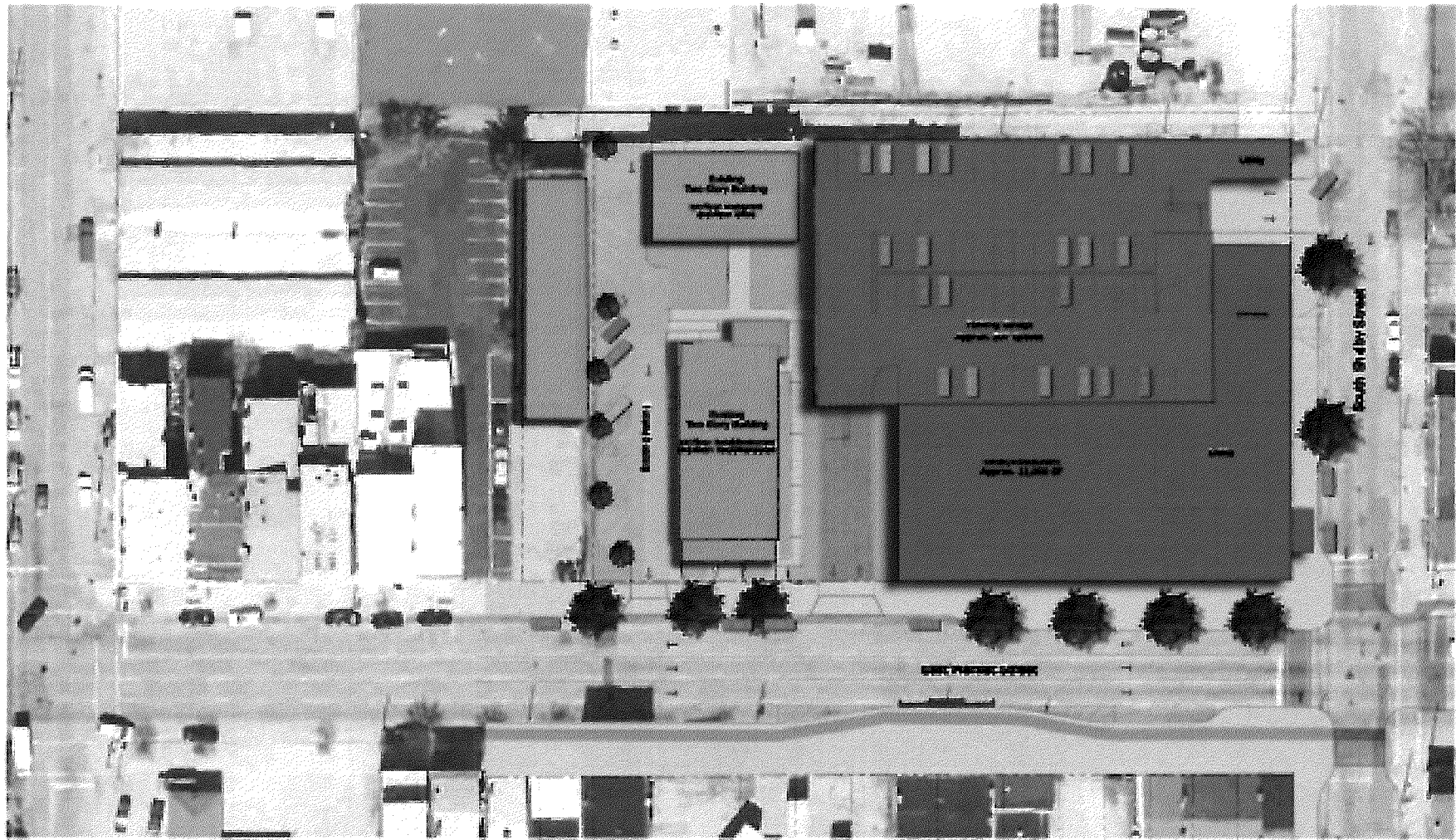
BIKE STAT





Hotel NuLu

SITE PLAN

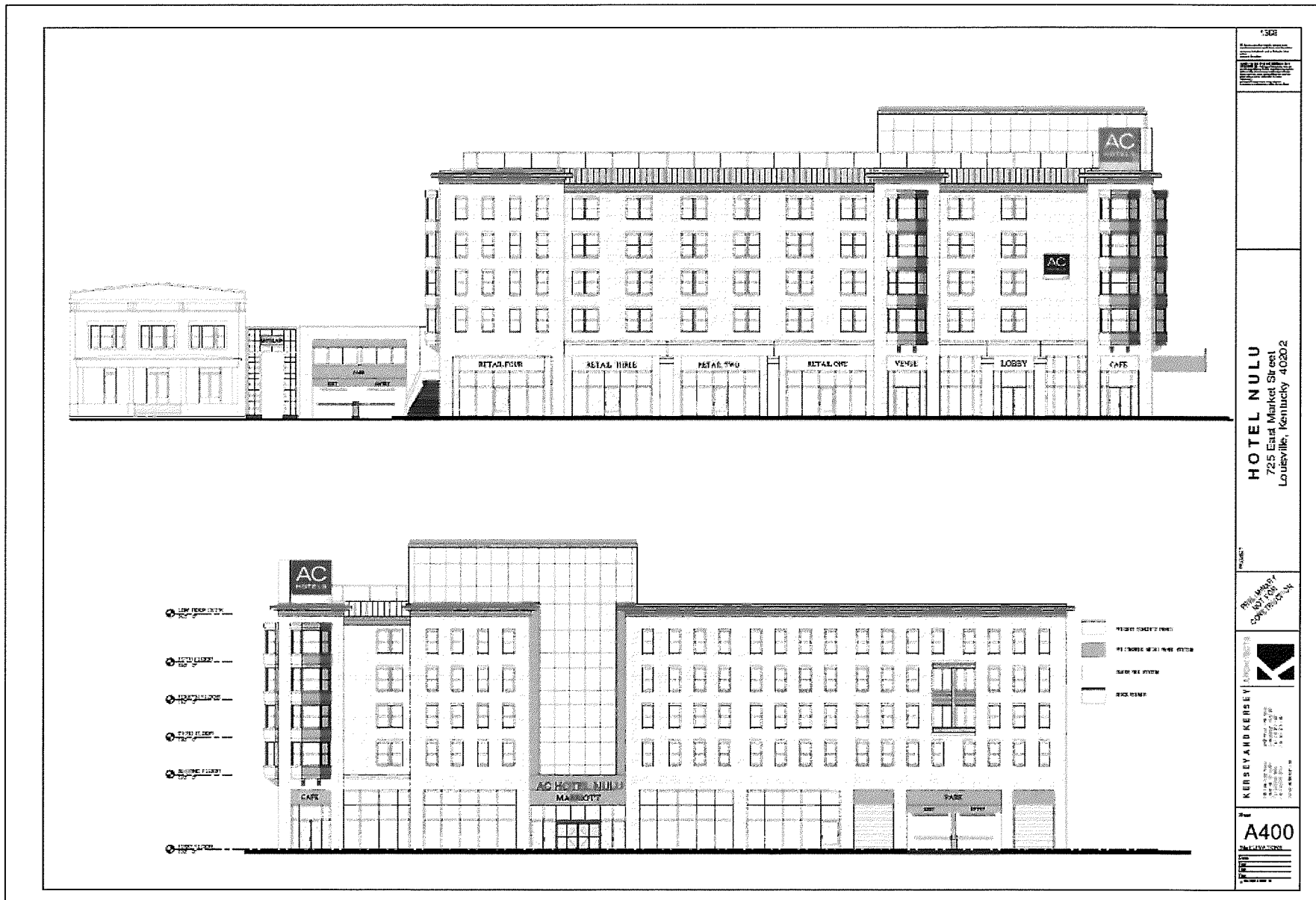


SITE PLAN

January 2014



Hotel NuLu



Building Rendering from Market St. and Shelby St.

Green Development Design Criteria

- Project complies with both Site and Building Criteria
- Located within appropriate distance of services
- Located on active TARC route
- Trees being provided
- Will use “cool” roofing materials

Summary

Creation Gardens, Inc. intends to develop two historic lots at Shelby and Market streets into a 150 room boutique hotel under the AC brand with an attaching parking garage. Creation Gardens, Inc. has filed these applications:

- Application to change zoning from M-2 and C-2 to C-2 for the development of a boutique hotel with associated retail establishments
- Application to revise the Detailed District Development Plan
- Application for a Variance to allow the parking structure to encroach into the setback along Billy Goat Strut Alley
- Application for a Variance to allow the hotel to exceed 50' maximum height



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