



Land Development Report

January 2, 2018 3:47 PM

About LDC

Location

Parcel ID: 081L00050000
 Parcel LRSN: 8008071
 Address: 3255 BARDSTOWN RD

Zoning

Zoning: C1, C2
 Form District: SUBURBAN MARKETPLACE CORRIDOR
 Plan Certain #: NONE
 Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
 Current Subdivision Name: NONE
 Plat Book - Page: NONE
 Related Cases: NONE

Special Review Districts

Overlay District: NO
 Historic Preservation District: NONE
 National Register District: NONE
 Urban Renewal: NO
 Enterprise Zone: NO
 System Development District: NO
 Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: YES
 FEMA Floodway Review Zone: YES
 Local Regulatory Floodplain Zone: YES
 Local Regulatory Conveyance Zone: NO
 FEMA FIRM Panel: 21111C0060E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
 Unstable Soil: NO

Geology

Karst Terrain: YES

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Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
 Council District: 26
 Fire Protection District: LOUISVILLE #4
 Urban Service District: YES

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502)426-9375

**Detailed Letter of Explanation
Category 2B Development Plan
Portion of 3255 Bardstown Road, Louisville, KY 40205
Previous Cases: None**

The applicant is submitting a Category 2B Development Plan for the construction of a **XX,XXX** S.F. hotel. The site previously had a hotel on it that has been removed in recent years. The approximate 2.15-acre site is in the process of being created via minor subdivision plat. The property is zoned C-2 and is located in the Suburban Marketplace Corridor Form District.

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Category 2B Plan Application

Louisville Metro Planning & Design Services

Case No.: 18 DEVPLAN 1002 Intake Staff: HP

Date: 1/12/18 Fee: 180

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Project Description (e.g., retail center and office development, etc.): Proposed Hotel

Project Name: 3255 Bardstown Road

Primary Project Address: A Portion of 3255 Bardstown Road

Additional Address(es): N/A

Primary Parcel ID: 081L00050000

Additional Parcel ID(s): N/A

of Residential Units: N/A Commercial Square Footage: _____

Proposed Use: Hotel Existing Use: Vacant (former hotel)

Existing Zoning District: C-2 Existing Form District: SMC

Deed Book(s) / Page Numbers²: 10446/0550

The subject property contains 2.15 +/- acres. Number of Adjoining Property Owners: 13

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Drew Zarofsky

Name: Prateek Gupta

Company: Thorntons, Inc.

Company: Realcraft Property Solutions, LLC

Address: 2600 James Thornton Way

Address: 1100 Bellewood Road

City: Louisville State: KY Zip: 40245

City: Louisville State: KY Zip: 40223

Primary Phone: 502-425-8022

Primary Phone: 502-500-2131

Alternate Phone: _____

Alternate Phone: _____

Email: drewz@thorntonsinc.com

Email: my2707@bellsouth.net

Owner Signature (required): 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: N/A

Name: Michael Hill, AICP

Company: _____

Company: Land Design & Development, Inc.

Address: _____

Address: 503 Washburn Ave

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40222

Primary Phone: _____

Primary Phone: 502-426-9374

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: hill@ldd-inc.com

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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Drew Zarofsky, in my capacity as authorized agent, hereby representative/authorized agent/other

certify that Thorntons, Inc. is (are) the owner(s) of the property which name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 1/3/18

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

18 DEVPLAN 1002

Please submit the completed application along with the following items:

Project application and description

- Land Development Report ¹
- Detailed letter of explanation for the proposed development

Site plan (please refer to the site plan requirements below)

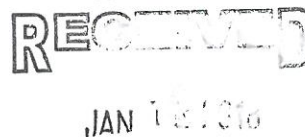
- Six copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.
- One set of renderings of the building(s) proposed for the site. The rendering must contain views of **ALL** sides of the building(s).

Fee (Cash, charge or check made payable to Planning & Design Services)

- Application fee: \$180.00

Resources:

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.



Site Plan Requirements:

(Plans must be drawn to engineer's scale)

Description

- Owner's name and address
- Developer's name and address
- Engineer's name and address
- Site Address
- Tax block and lot number
- Zoning of property
- Zoning of adjacent properties
- Existing Use
- Proposed Use
- Plan date
- Revision date

Map Elements

- North Arrow
- Vicinity Map
- Legend
- Plan Scale

Site Information & Labels

- Street names
- Property lines with dimensions (new lots shall show bearings)
- Location, ownership, deed book & page of all adjacent property owners
- Form District boundaries and transition zones shown if required by regulations

Project Plan

- Right of way / sidewalks (with widths shown)
- Existing and/or proposed structures shown and identified
- Gross building footprint area
- Gross floor area of buildings
- Net and gross acreage of site
- Height of structures
- Off-street loading areas if applicable
- Accessory structures shown with required screening if applicable
- ILAVUA calculations (may be shown on tree canopy plan) if applicable
- Landscape buffer areas in accordance with Chapter 10 of the LDC
- Parking calculations (minimums and maximums)
- Required building setbacks with dimensions

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