

15CUP1073 & 16VARIANCE1092 10455 & 10201 Champion Farms Drive



Louisville Board of Zoning Adjustment Public Hearing

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January 23, 2016

Requests

- Conditional Use Permit to allow off-street parking in an R-7 zoning district
- Variance from 5.3.1.C.5 to allow parking to reduce the required 50' non-residential to residential setback
- Variance (16VARIANCE1092) from 5.3.1.C.5 to allow a building height of 62'

Location	Requirement	Request	Variance
North Property Line	50'	2'	48'
Hotel Height	35'	62'	27'

Case Summary/Background

- Proposal is within the Springhurst Towne Center (29 acres) located approximately ½ mile west of the Westport Rd/Gene Synder exchange
- Proposed 4-story 82,000 square foot hotel with 157 guest rooms
- 85 new parking spaces to the north of hotel located in R-7 zone, requiring CUP
- Parking encroaches into required 50' setback along north property line
- Building height exceeds Neighborhood Form District maximum
- Revised Detailed Development Plan and Landscape Waiver granted by LD&T on January 6, 2017

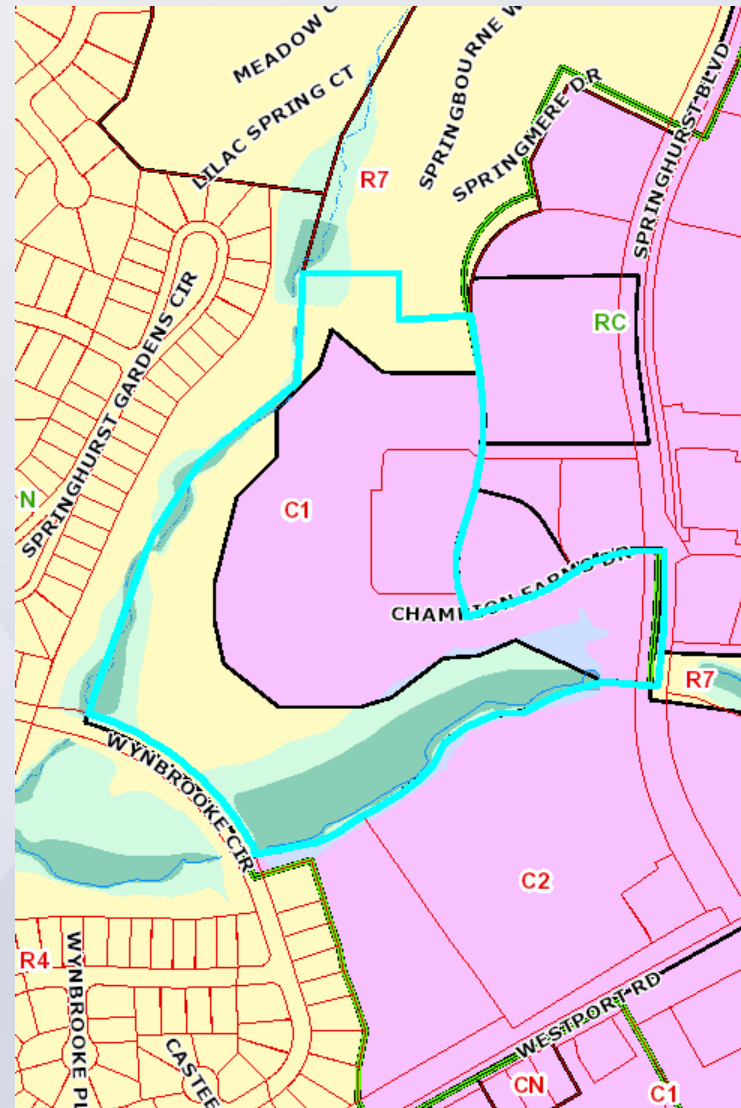
Zoning/Form Districts

Subject:

- Existing: C-1,R-7/N
- Proposed: C-1,R-7/N

Surrounding:

- North: R-7/N
- South: C-2/RC
- East: C-1, C-2/RC
- West: R-4/N



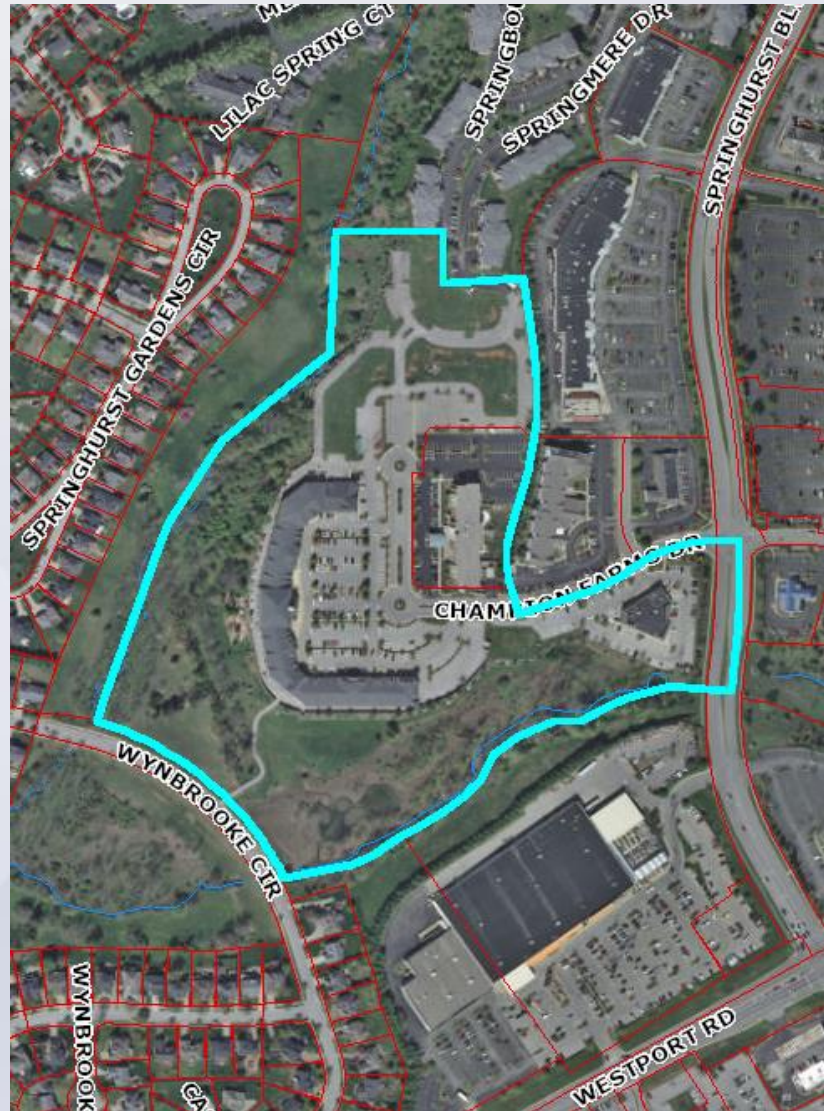
Aerial Photo/Land Use

Subject:

- Existing: Mixed Retail, Commercial, Hotel
- Proposed: Mixed Retail, Commercial, Hotel

Surrounding:

- North: Multi-Family
- South: Retail, Restaurant
- East: Retail, Hotel, Restaurant
- West: Single Family Residential



Hotel Site Looking East



Looking East at Parking Area



Looking South from Apartment Parking Lot



Site Looking West







Elevations



EAST ELEVATION



NORTH ELEVATION

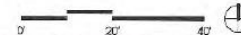
NORTH/EAST ELEVATION



05 OCTOBER 2016

TOWNE PLACE SUITES/FAIRFIELD INN & SUITES

SPRINGHURST, KENTUCKY •



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit and Variances

Required Actions

Approve or Deny:

- Conditional Use Permit to allow off-street parking in an R-7 zoning district
- Variance from 5.3.1.C.5 to allow parking to reduce the required 50' non-residential to residential setback
- Variance (16VARIANCE1092) from 5.3.1.C.5 to allow a building height of 62'