

**20-VARIANCE-0066**

# **The Hensley Hotel and Bar**



**Louisville Metro Board of Zoning Adjustment**

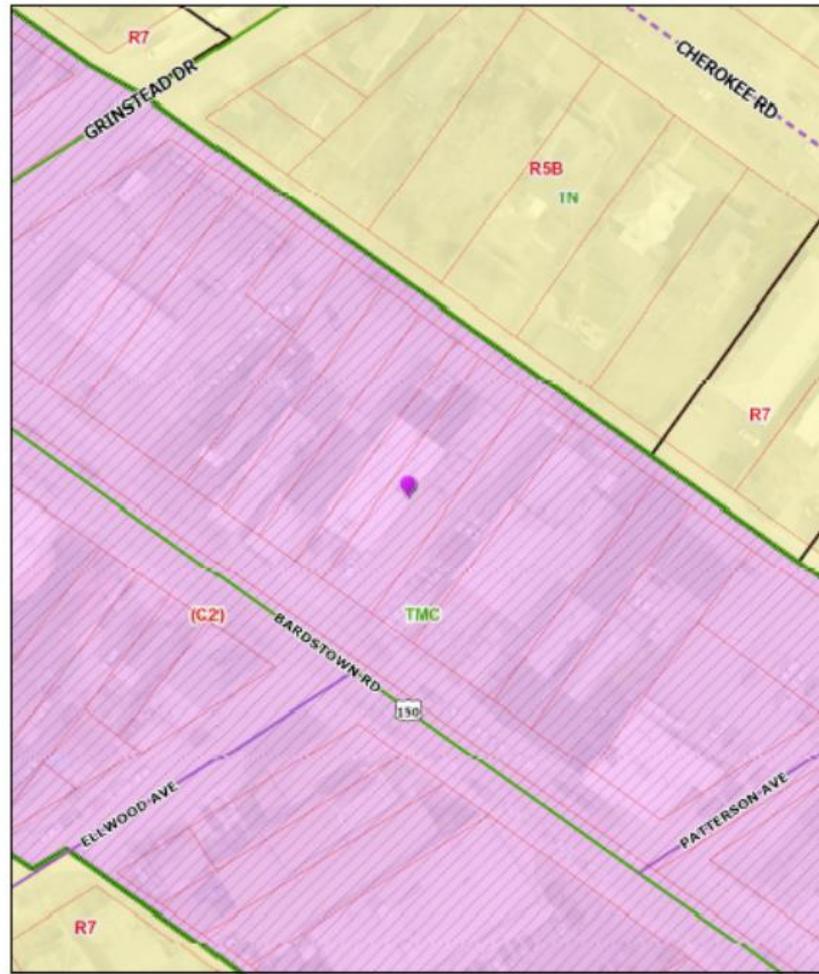
**Jay Lockett, AICP, Planner I**

**September 14, 2020**

# Requests

- **Variance to exceed maximum 45-foot height by up to 4.75 feet.**

# Zoning/Form Districts



**20-CAT2-0007**

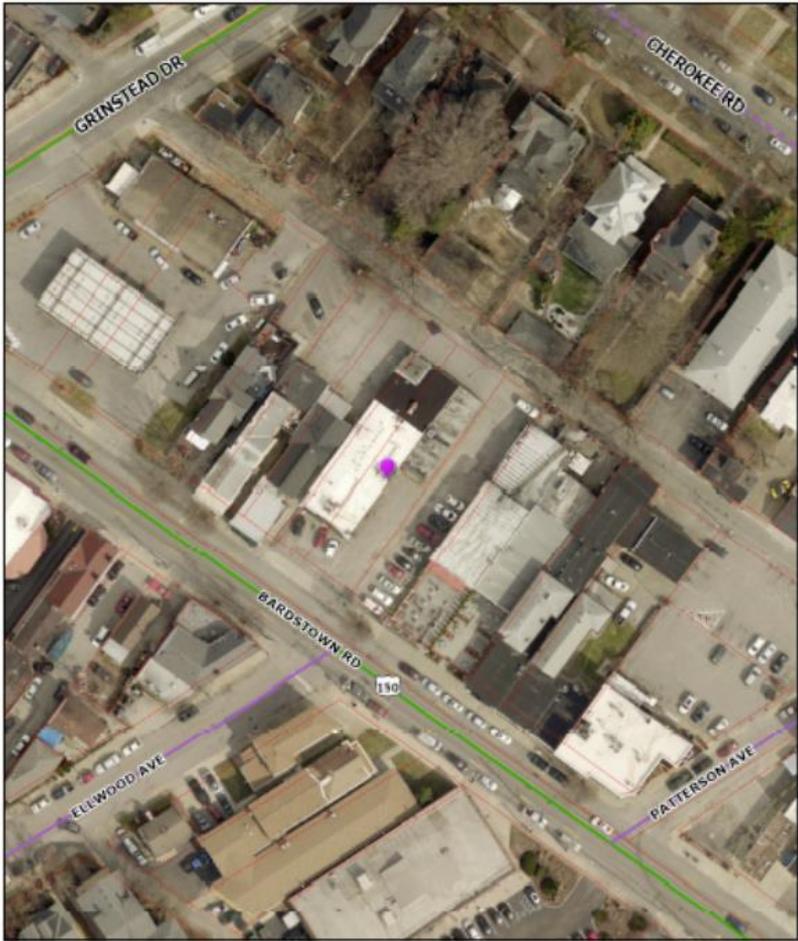
Tuesday, August 25, 2020 | 3:24:51 PM



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# Aerial Photo



**20-CAT2-0007**

Tuesday, August 25, 2020 | 3:25:46 PM



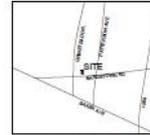
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# Proposed Plan

## GENERAL NOTES

- MID SANITARY SEWERS AVAILABLE BY EXISTING CONNECTION CONSISTS FROM NEW BUILDINGS TO OUTLET ON SURFACE.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL COMPLY WITH MISSISSIPPI WASTEWATER/WASTES INCARCANCE REGULATIONS AND MSWAP AND MSWAP OILS & GREASE (FOOD) MANAGEMENT POLICY.
- ALL MULTI-UNIT RETAIL AND COMMERCIAL DEVELOPMENT SHALL CONTACT MISSISSIPPI PRIOR TO CONDUCTING PRIVATE PLUMBING WORKS AT THE MULTI-UNIT SITE.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 116 OF LOUISVILLE, JEFFERSON COUNTY METRO ORDINANCES.
- AIR POLLUTION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE & JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
- NO INCREASE OF STORM WATER TO THE REAR ALLY AS A RESULT OF THE PROJECT.
- EACH PROPOSED OUTBUILDING MUST CONNECT TO ITS OWN SANITARY SEWER TIE WITH A MINIMUM 6" SLURRY SANITARY SEWER, ETC. WITH A MINIMUM 6" SLURRY SANITARY SEWER.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 116 OF LOUISVILLE, JEFFERSON COUNTY METRO ORDINANCES.
- ALL FOOD SERVICE DETAILS/SHIMENTS MUST BE IN ACCORDANCE WITH MSWAP AND MSWAP REGULATIONS.
- HOTELS MUST COMPLY WITH MSWAP AND MSWAP REGULATIONS.
- MUST COMPLY WITH ALL CURRENT METRO SMOKING ORDINANCES.



LOCATION MAP

NOT TO SCALE NORTH

## PROPERTY INFO

07RD 0008 0008  
 02 TMC  
 BARDSTOWN ROAD  
 NO SL  
 A-2, B-2  
 RETAIL  
 HOTEL, BAR  
 16,800 SQ FT  
 4.743 SQ ACRES

EXISTING FOOTPRINT  
 FRONT YARD SETBACK  
 SIDE YARD SETBACK  
 REAR YARD SETBACK  
 PROPOSED BUILDING HEIGHT  
 ELEVATOR PENHOUSE

EXISTING IMPERVIOUS AREA  
 PROPOSED IMPERVIOUS AREA  
 NET DECREASE OF IMPERVIOUS AREA

## OWNER

HEINLEY ASSOCIATES  
 110 S BARDSTOWN ROAD  
 LOUISVILLE KY 40204  
 BETH HEINLEY 502 462 1531  
 beth@heinley.com

## ARCHITECT

ARCHITECTURAL ARTISANS INC  
 315 NORTH BELLARY STREET  
 LOUISVILLE KY 40202  
 JEFF BAWLINGS 502 592 3967  
 jrb@architecturalartisans.com

1912

## SCOPE OF WORK

CONSTRUCT HOTEL, W BAR & RESTAURANT AND PARKING AS SHOWN

## SQUARE FOOTAGES

PROPOSED HOTEL (1ST FLOOR)	536 SQ FT
PROPOSED HOTEL (2ND-5TH FLOORS)	20,213 SQ FT
TOTAL PROPOSED HOTEL	20,809 SQ FT
PROPOSED BAR/RESTAURANT INTERIOR	3,874 SQ FT
PROPOSED BAR/RESTAURANT PATIO	2,082 SQ FT
TOTAL PROPOSED BAR/RESTAURANT	5,956 SQ FT

## OCCUPANCY CALCULATIONS

STANDING LOUNGE AREA (2,200 SQ FT) @ 17	374 PEOPLE
BUSINESS AREA (1,300 SQ FT) @ 1100	14 PEOPLE
FRONT PATIO (1,400 SQ FT) @ 17	238 PEOPLE
RAISED DECK & BAR (800 SQ FT) @ 110	42 PEOPLE
TOTAL BAR/RESTAURANT OCCUPANCY	667 PEOPLE
HOTEL SPACE (20,809 SQ FT) PEOPLE @ 1200	173 PEOPLE
TOTAL BUILDING OCCUPANCY	841 PEOPLE

## PARKING SUMMARY

BAR/RESTAURANT SPACES	MIN @ 1000	MAX @ 1100
(5,956 SQ FT)	33.0 SPACES	59.5 SPACES
40 UNITS HOTEL SPACES	MIN @ 1 PER UNIT	MAX @ 1.5 PER UNIT
	40 SPACES	60 SPACES
TOTAL PARKING PER USE	73.0 SPACES	120.0 SPACES
REDUCTIONS	TARC @ 10%	49 SPACES
GREEN DEVELOPMENT DESIGN @ 20%		23 SPACES
TOTAL PARKING REQUIRED		46 SPACES
ON-SITE ADA PARKING (NON RESTRICTED)		19 SPACES
ON-STREET PROVIDED (RESTRICTED)		2 SPACES
TOTAL PARKING PROVIDED		21 SPACES
TOTAL PARKING WAIVER REQUIRED		25 SPACES

## VUA/ILA DATA

VEHICLE USE AREA:	7,723 SQ FT
PARKING ALONG DRIVE LANE:	454 SQ FT
SPACES 8'-4"	62 SQ FT
VEHICLE USE AREA UNDER BUILDING:	1,746 SQ FT
TOTAL VEHICLE USE AREA OPEN TO SKY:	9,979 SQ FT
(7,723 + 1,746)	
PER 102-12 VUA - 46,800 SF HAS NO ILA REQUIREMENT	
LANDSCAPE SLIPPER AREAS PROVIDED:	1,029 SQ FT
PATIO & INTERIOR LANDSCAPE AREAS:	407 SQ FT
TOTAL LANDSCAPE AREAS:	1,436 SQ FT
TOTAL IMPERVIOUS AREA:	16,614 SQ FT

## TREE CANOPY CALCULATIONS

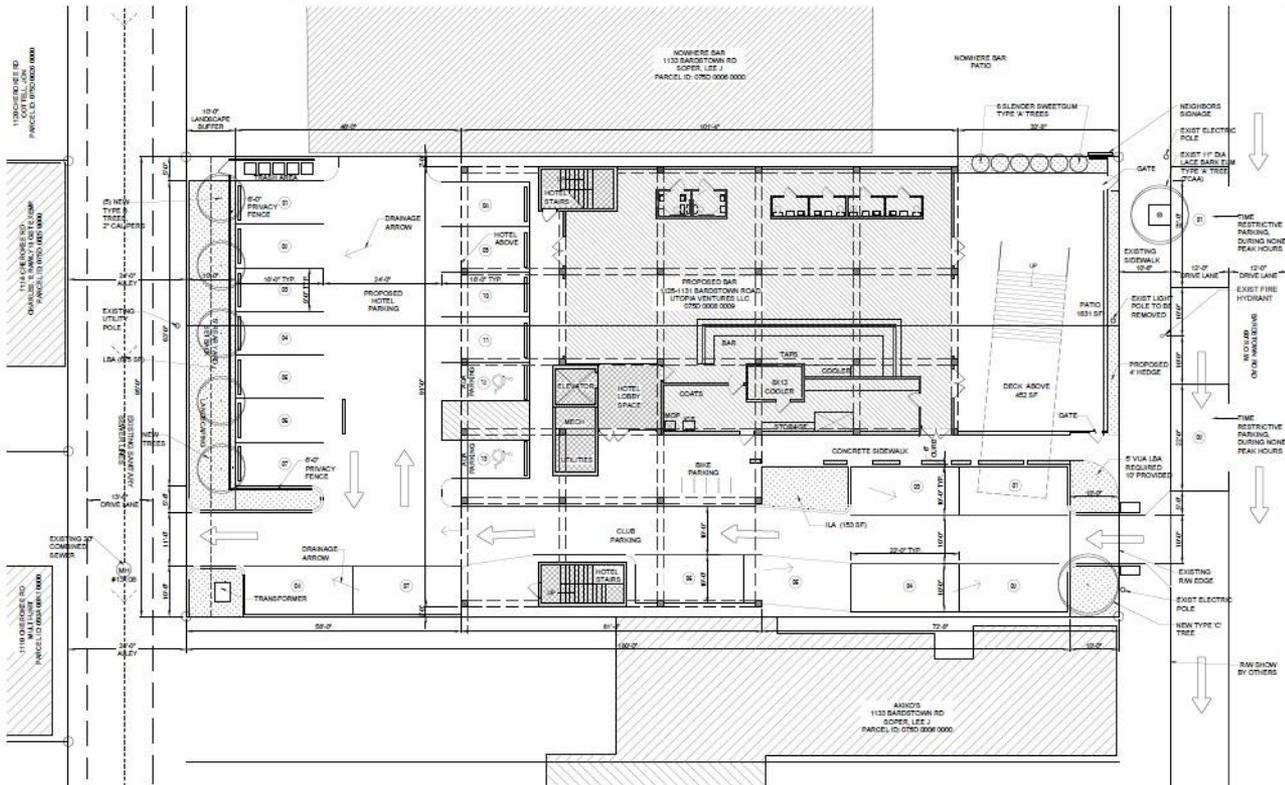
TOTAL SITE AREA	16,050 SQ FT
TOTAL TREE CANOPY REQUIREMENT:	903 SQ FT
FRONT TYPE 'C' (4" 1/2" 3" CALIBER) (108 SF x 11 TREES)	1,188 SQ FT
REAR TYPE 'B' (4" 1/2" 3" CALIBER) (144 SF x 8 TREES)	1,152 SQ FT
PATIO TYPE 'A' TREES (4" 1/2" 3" (17 SQ FT x 6 TREES))	102 SQ FT
EXISTING TYPE 'A' TREE (12" CALIBER) (1,000 SQ FT)	1,000 SQ FT
TOTAL SITE TREE CANOPY PROVIDED	3,398 SQ FT (19.7%)

## FAR CALCULATIONS

TOTAL BUILDING AREA - GROSS SITE AREA + FAR	36
4,743 SQ FT / 16,050 SQ FT	

## WAIVERS & VARIANCES REQUESTED

- PARKING WAIVER (25 PARKING WAIVERS, 20000)
- WAIVER TO REDUCE REQUIRED NUMBER OF PARKING SPACES
- VARIANCE (20-VARIANCE 0066) (LDC 6.1.12)
- VARIANCE TO EXCEED MAXIMUM INFL. HEIGHT OF 48 TO 49'-0"
- LDC WAIVER (20-WAIVER 0049)
- WAIVER TO REDUCE (LA FROM 15 TO 10'
- GENERAL WAIVER (LDC 6.1.1 A.3)
- WAIVER TO ALLOW PARKING SPACES CLOSER TO RAW THAN FRONT FACADE



SITE PLAN  
 SCALE: 1" = 10'-0" NORTH

THE HENSELEY Hotel & Bar  
 DESIGN OF MENTEFELAN  
 11000 BARDSTOWN ROAD, LOUISVILLE KY 40204



wm # 12106

# Proposed Street View



# Staff Findings

The request is adequately justified and meet the standards of review. The highest part of the building would be in the middle of the site, significantly stepped back from the Bardstown Rd frontage and away from the residential properties across the alley to the rear. The resulting development will fit within the mixed commercial character of the area.

# Required Actions

- Approve or Deny the Variance.