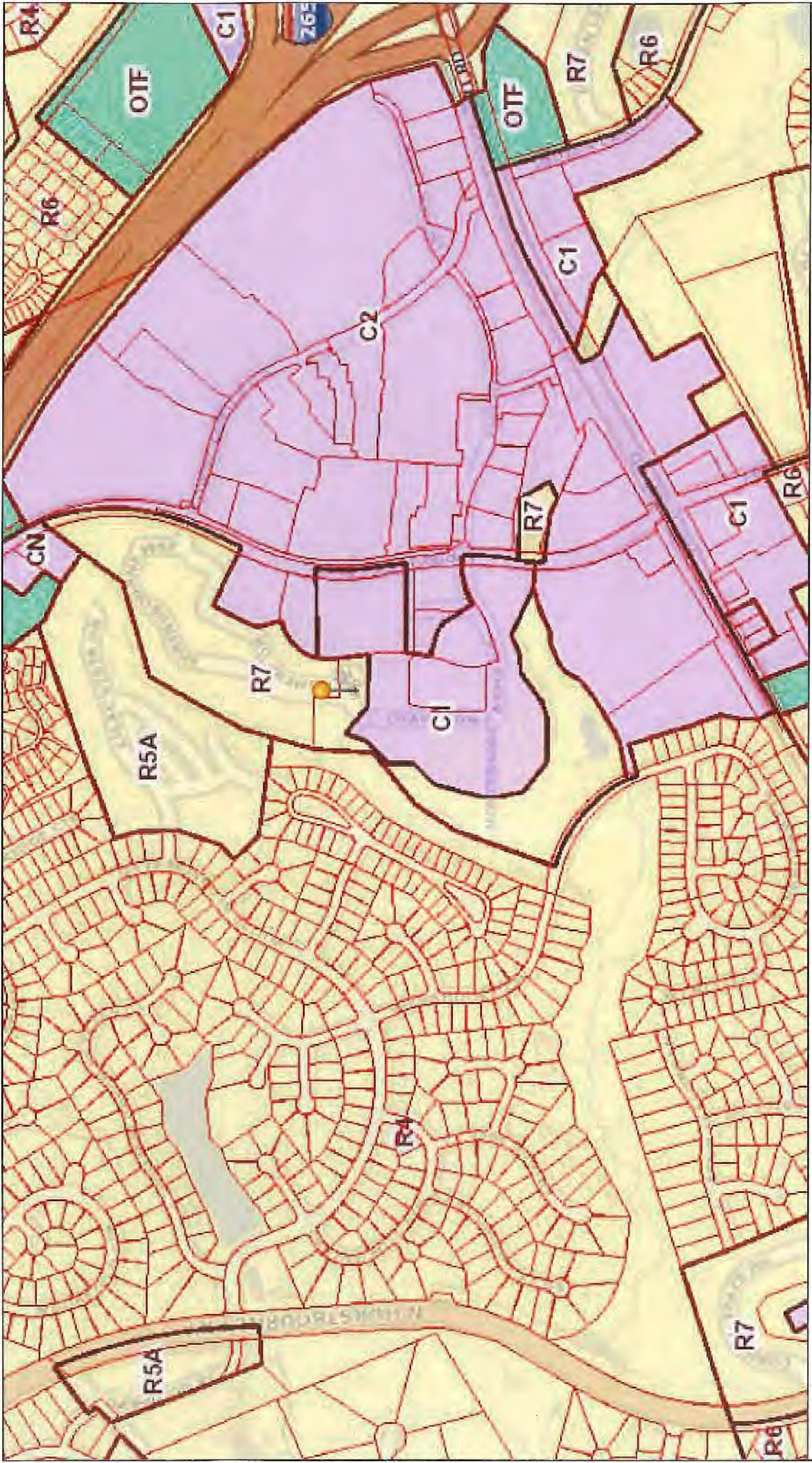


**EXHIBITS FOR APPLICANT
Poe Companies, LLC
10455 Champion Farms Drive**

**Louisville Metro Board of Zoning Adjustment
Case Nos. 16CUP1073 & 16Variance1092**

- 1) Zoning Map
- 2) Site Photography
- 3) Development Plan
- 4) Building Renderings and Elevations
- 5) Conditional Use Permit Justification (LDC § 4.2.39 Off Street Parking)
- 6) Variance Justification (LDC § 5.3.1.C.5 Table 5.3.2) To Reduce The 50' Non-Residential To Residential Setback
- 7) Variance Justification (LDC § 5.3.2) To Allow The Building To Be 62' In Height

**Glenn A. Price, Jr.
Attorney for Applicant
Frost Brown Todd LLC
400 West Market Street, 32nd Floor
Louisville, Kentucky 40202
502/779-8511
gaprice@fbtlaw.com**



12/1/2016, 11:18:33 AM



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This map is not a legal document and should only be used for general reference and identification.



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12/1/2016, 11:12:43 AM













CONDITIONAL USE PERMIT REQUESTED: (PROPOSED TRACT 3)

- A Conditional Use Permit is requested by Section 4.2.39 of the Louisville Metro Land Development Code for off-street parking in the R-7 zone.

VARIANCE REQUESTED: (PROPOSED TRACT 3)

- A Variance is requested from Table 5.3.2 of the Louisville Metro Land Development Code to vary the building height to 62 ft.
- A Variance is requested from Section 5.3.1.C.5 Table 5.3.2 of the Louisville Metro Land Development Code to vary the 50' non-residential to residential setback (no loading) for the proposed hotel parking and process dumpster enclosure on Tract 3 along the north property line adjacent to Champion Farms Apartments.

WAIVER REQUESTED: (PROPOSED TRACT 3)

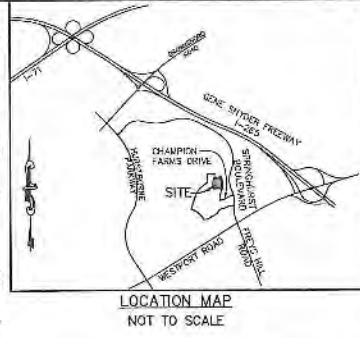
- A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the encroachment of the proposed hotel parking area into the 25' L.L. Landscape Buffer Area on Tract 3 along the north property line adjacent to Champion Farms Apartments.

CONDITIONAL USE PERMIT GRANTED:

1. A Conditional Use Permit has been granted by Chapter 4 Section 4.2.39 of the Louisville Metro Land Development Code for off-street parking by Code: 11066 on July 7, 2005.

WAIVER GRANTED:

1. A Waiver has been granted from the Louisville Metro Land Development Code for a 10% reduction in parking provided by Docket 9-33-02.



MSD STANDARD EROSION CONTROLS

▲	STONE BAG CHECK DAM INLET PROTECTION
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TRACT 1 (NO NEW CONSTRUCTION ON THIS TRACT)

TRACT 1 SITE AREA = 34.0± Ac.
 EXISTING ZONING TO REMAIN = R-7 AND C-1
 EXISTING FORM DISTRICT TO REMAIN = NEIGHBORHOOD
 EXISTING USES TO REMAIN = RETAIL, RESTAURANT & MEDICAL OFFICE
 EXISTING BUILDING AREA = 74240 SF
 F.A.R. = 0.07 (1.0 MAX. ALLOWED)

TRACT 2 (NO NEW CONSTRUCTION ON THIS TRACT)

TRACT 2 SITE AREA = 2.4± Ac.
 EXISTING ZONING TO REMAIN = C-1
 EXISTING FORM DISTRICT TO REMAIN = NEIGHBORHOOD
 EXISTING USES TO REMAIN = HOTEL
 EXISTING BUILDING AREA = 72,000 SF
 F.A.R. = 0.7 (1.0 MAX. ALLOWED)

TRACT 3 (NEW CONSTRUCTION PROPOSED ON THIS TRACT)

TRACT 3 SITE AREA = 2.7± Ac.
 EXISTING ZONING TO REMAIN = R-7 & C-1
 EXISTING FORM DISTRICT TO REMAIN = NEIGHBORHOOD
 PROPOSED USE = HOTEL
 TOTAL NO. OF ROOMS = 157 ROOMS
 PROPOSED HOTEL FOOTPRINT = 20,450 SF
 PROPOSED HOTEL AREA = 82,000 SF
 F.A.R. = 0.7 (1.0 MAXIMUM ALLOWED)
 BUILDING HEIGHT ALLOWED = 45 FT.
 PROPOSED HOTEL HEIGHT = 4 FLOORS (VARIANCE REQUESTED)
 TOWER = 62 FT.
 ENTRY PARAPET 55'-2"
 MAIN PARAPET 47'

EXISTING VEHICULAR USE AREA (TRACT 3 ONLY) = 58,297 SF
 PROPOSED VEHICULAR USE AREA (TRACT 3 ONLY) = 89,039 SF (18% INCREASE)
 INTERIOR LANDSCAPE AREA REQUIRED (TRACT 3 ONLY) = 5,177 SF
 INTERIOR LANDSCAPE AREA PROVIDED (TRACT 3 ONLY) = 5,409 SF

PARKING REQUIRED (TRACTS 1, 2 & 3)

	MIN.	MAX.
EXISTING HOTEL (75 ROOMS) (TRACT 2)		
1 SP/75 ROOMS MIN. / 1.5 SP/75 ROOMS MAX.	75 SP	113 SP
EXISTING RETAIL (TRACT 1)		
45040 SF/250 SF MIN. / 45040 SF/200 MAX.	181 SP	225 SP
EXISTING RESTAURANT (TRACT 1)		
11000 SF/125 SF MIN. / 11000 SF/50 SF MAX.	85 SP	220 SP
EXISTING MEDICAL OFFICE (TRACT 1)		
5000 SF/250 SF MIN. / 5000 SF/150 SF MAX.	20 SP	33 SP
EXISTING GENERAL OFFICE (TRACT 1)		
13200 SF/350 SF MIN. / 13200 SF/200 MAX.	38 SP	66 SP
PROPOSED HOTEL (TRACT 3)		
1 SP/ROOM (157) MAX. / 1.5/ROOM (157) MAX.	157 SP	234 SP
TOTAL PARKING REQUIRED	559 SP	891 SP

PARKING PROVIDED (TRACTS 1, 2 & 3)

EXISTING PARKING TO REMAIN (TRACTS 1 & 2) = 584 SPACES
 PROPOSED HOTEL SPACES (TRACT 3) = 890 SPACES
 TOTAL PARKING PROVIDED = 1474 SPACES
 (33 ACCESSIBLE SP INCLUDED)

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - A Waiver was approved by Docket 9-33-02 for a 10% reduction in the parking required.
 - Local Code 8.079 Page 53 grants a cross access and shared parking right to existing Tract 1 & 2.

- MSD NOTES:**
- Sanitary sewer service will be provided by connection and subject to applicable fees.
 - A portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0018 & 0019 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (==) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - If the site has been previously developed an assessment report will be required prior to MSD granting construction plan approval.
 - A Downstream Facilities Capacity Request will be submitted to MSD.
 - Erosion & Sediment Control is conceptual only, and final design will be determined on construction plans.
 - Prior to any construction activities on the site an Erosion & Sediment Control Plan shall be provided to MSD for approval.
 - The sites existing storm pipes are sized to adequately handle drainage from Proposed Tract 3.
 - Existing Open Space Area #1 has been modeled to show no increase in runoff. There shall be no increase in runoff from previously modeled conditions for the development of Tract 3.

- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- The approved erosion prevention and sediment control (EPCS) plan shall be implemented prior to any land-disturbing activity on the construction site.
 - Any modifications to the approved EPCS plan must be reviewed and approved by MSD's project development review office. EPCS BMP's shall be installed per the plan and MSD standards.
 - Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
 - Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
 - Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
 - All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
 - Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
 - Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharge into stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	=	117,146 S.F.
TOTAL TREE CANOPY AREA REQUIRED	=	20% (23,430 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	=	0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	=	20% (23,760 S.F.)

EXISTING TRACT 1 OWNER: SPRINGHURST DEVELOPMENT, LLC 1250 RIVER ROAD LOUISVILLE, KY 40206	EXISTING TRACT 2 OWNER: RLJ II R LOUISVILLE NE KY 3 BETHESDA METRO CTR STE 1000 BETHESDA, MD 20814	PROPOSED TRACT 3 OWNER: SPRINGHURST DEVELOPMENT, LLC 1250 RIVER ROAD LOUISVILLE, KY 40206
TRACT 1 SITE ADDRESS: 10455 CHAMPION FARMS ROAD TAX BLOCK W002, LOT 0153 D.B. 8279, PG. 0033	TRACT 3 SITE ADDRESS: 10200 CHAMPION FARMS ROAD TAX BLOCK W002, LOT 0154 D.B. 8859, PG. 0217	TRACT 3 SITE ADDRESS: 10455 CHAMPION FARMS ROAD TAX BLOCK W002, LOT 0153 D.B. 8279, PG. 0033

RELATED CASES:
 11066
 10742
 10742
 COUNCIL DISTRICT - 17
 FIRE PROTECTION DISTRICT - WORTHINGTON
 MSD WM# 7845

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT DATA

FILE NAME: 1006 - R00P
 DATE: 11/17/16
 SCALE: AS SHOWN
 DRAWN BY: JH
 CHECKED BY: JH

ENGINEER'S SEAL
 SURVEYOR'S SEAL

L&D
 LAND DESIGN & DEVELOPMENT, INC.
 DEVELOPER
 SPRINGHURST DEVELOPMENT, LLC
 1250 RIVER ROAD
 LOUISVILLE, KENTUCKY 40206
 PHONE: 502.261.1234
 FAX: 502.261.1234
 WWW.LANDDESIGNINC.COM

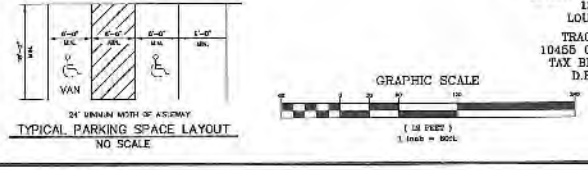
REVISIONS

JOB NO. 16080
 SHEET 1 OF 1

UNRELATED CASES: 0961 & 1077

LEGEND

- EXISTING ZONING LINE
- EXISTING SANITARY
- EXISTING STORM DRAINAGE
- EXISTING DRAINAGE SWALE
- PROPOSED CANOPY SPACES





CHAMPION FARMS APARTMENTS
R-7/SC/N
Springshirst, Housing Partners LLC
341 W. Harrison St.
Louisville, IN 46204
D.B. 8957 PG. 0274

- CONDITIONAL USE PERMIT REQUESTED: (PROPOSED TRACT 3)**
- A Conditional Use Permit is requested by Section 4.2.39 of the Louisville Metro Land Development Code for off-street parking in the R-7 zone.
 - A Variance is requested from Table 5.3.2 of the Louisville Metro Land Development Code to vary the building height to 47 ft.
 - A Variance is requested from Section 5.3.1.0.5 Table 5.3.2 of the Louisville Metro Land Development Code to vary the 50' non-residential to residential setback (to existing) for the proposed hotel parking and proposed dumpster enclosure on Tract 3 along the north property line adjacent to Champion Farms Apartments.
- VARANCE REQUESTED: (PROPOSED TRACT 3)**
- A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the encroachment of the proposed hotel parking area into the 25 ft. Landscape Buffer Area on Tract 3 along the north property line adjacent to Champion Farms Apartments.
- WAIVER REQUESTED: (PROPOSED TRACT 3)**
- A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the encroachment of the proposed hotel parking area into the 25 ft. Landscape Buffer Area on Tract 3 along the north property line adjacent to Champion Farms Apartments.
- CONDITIONAL USE PERMIT GRANTED:**
- A Conditional Use Permit has been granted by Chapter 4 Section 4.2.39 of the Louisville Metro Land Development Code for off-street parking by Case: 11068 on July 7, 2008.
- WAIVER GRANTED:**
- A Waiver has been granted from the Louisville Metro Land Development Code for a 10% reduction in parking provided by Docket 9-33-02.



TRACT 1 (NO NEW CONSTRUCTION ON THIS TRACT)

TRACT 1 SITE AREA	= 24.04 Ac.
EXISTING ZONING TO REMAIN	= R-7 AND C-1
EXISTING FORM DISTRICT TO REMAIN	= NEIGHBORHOOD
EXISTING USES TO REMAIN	= RETAIL, RESTAURANT & MEDICAL OFFICE
EXISTING BUILDING AREA	= 76,942 SF
F.A.R.	= 0.07 (1.0 MAX. ALLOWED)

TRACT 2 (NO NEW CONSTRUCTION ON THIS TRACT)

TRACT 2 SITE AREA	= 2.44 Ac.
EXISTING ZONING TO REMAIN	= C-1
EXISTING FORM DISTRICT TO REMAIN	= NEIGHBORHOOD
EXISTING USES TO REMAIN	= HOTEL
EXISTING BUILDING AREA	= 72,000 SF
F.A.R.	= 0.7 (1.0 MAX. ALLOWED)

TRACT 3 (NEW CONSTRUCTION PROPOSED ON THIS TRACT)

TRACT 3 SITE AREA	= 2.72 Ac.
EXISTING ZONING TO REMAIN	= R-7 & C-1 (C.U.P. REQUESTED)
EXISTING FORM DISTRICT TO REMAIN	= NEIGHBORHOOD
PROPOSED USE	= HOTEL
TOTAL NO. OF ROOMS	= 157 ROOMS
PROPOSED HOTEL FOOTPRINT	= 20,450 SF
PROPOSED HOTEL AREA	= 82,000 SF
F.A.R.	= 0.7 (1.0 MAXIMUM ALLOWED)
BUILDING HEIGHT ALLOWED	= 33 FT.
PROPOSED HOTEL HEIGHT	= 47' - 4 FLOORS (VARIANCE REQUESTED)
BIKE PARKING REQUIRED & PROVIDED (LONG TERM ONLY REQ'D)	= 2 LONG TERM PROVIDED INSIDE OF HOTEL
EXISTING VEHICULAR USE AREA (TRACT 3 ONLY)	= 58,297 SF
PROPOSED VEHICULAR USE AREA (TRACT 3 ONLY)	= 89,032 SF (15% INCREASE)
INTERIOR LANDSCAPE AREA REQUIRED (TRACT 3 ONLY)	= 5,177 SF
INTERIOR LANDSCAPE AREA PROVIDED (TRACT 3 ONLY)	= 6,409 SF

MSD STANDARD EROSION CONTROLS

STONE BAG CHECK DAM INLET PROTECTION	
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PARKING REQUIRED (TRACTS 1, 2 & 3)

	MIN.	MAX.
EXISTING HOTEL (15 ROOMS) (TRACT 2)		
1 SP/75 ROOMS MIN. / 1.5 SP/75 ROOMS MAX.	= 75 SP	113 SP
EXISTING RETAIL (TRACT 1)		
20804 SF/250 SF MIN. / 20804 SF/200 MAX.	= 83 SP	104 SP
EXISTING RESTAURANT (TRACT 1)		
5357 SF/125 SF MIN. / 5357 SF/50 SF MAX.	= 43 SP	107 SP
EXISTING MEDICAL OFFICE (TRACT 1)		
27,599 SF/250 SF MIN. / 27,599 SF/150 SF MAX.	= 110 SP	184 SP
EXISTING GENERAL OFFICE (TRACT 1)		
7814 SF/250 SF MIN. / 7814 SF/200 MAX.	= 23 SP	40 SP
EXISTING SCHOOL (TRACT 1)		
9 CLASSROOMS/2 SP MIN. / 9 CLASSROOMS/3 SP MAX.	= 18 SP	27 SP
PROPOSED HOTEL (TRACT 3)		
1 SP/ROOM (157) MIN. / 1.5/ROOM (157) MAX.	= 157 SP	234 SP
TOTAL PARKING REQUIRED	= 509 SP	808 SP

PARKING PROVIDED (TRACTS 1, 2 & 3)

TRACT 1 & 2 EXISTING SPACES TO REMAIN	= 584 SPACES
TRACT 3 HOTEL EXISTING SPACES TO REMAIN	= 62 SPACES
TRACT 3 HOTEL PROPOSED SPACES	= 83 SPACES
TOTAL PARKING PROVIDED	= 731 SPACES

- GENERAL NOTES:**
- Parking areas and drive lanes to be a hard and durable surface.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
 - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
 - A Waiver was approved by Docket 9-33-02 for a 10% reduction in the parking required.
 - Deed Book 8279 Page 33 grants a cross access and shared parking right to existing Tract 1 & 2.
 - A Minor Plat will be recorded to create Tract 3 and a cross over access agreement will be recorded between tracts 1, 2 and 3 prior to Metro Public Works construction plan approval.
 - Per Section 4.2.39.0 of the Louisville Metro Land Development Code walls, fencing or plantings shall be provided in a manner to provide protection for and be in harmony with surrounding residential properties.

- MSD NOTES:**
- Sanitary sewer service will be provided by connection and subject to applicable fees.
 - A portion of the site is within the 100 year flood plain per FRM Map No. 21111 C 0018 & 0019 E dated December 5, 2006.
 - Drainage pattern depicted by arrows (=>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
 - If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
 - A Downstream Facilities Capacity Request will be submitted to MSD.
 - Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
 - The site's existing storm pipes are sized to adequately handle drainage from Proposed Tract 3.
 - Existing Open Space Area #1 has been modeled to show no increase in runoff. There shall be no increase in runoff from previously modified conditions for the development of Tract 3.
 - The final design of this project must meet all MSD water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
 - Area of Disturbance = 2.7 acres.

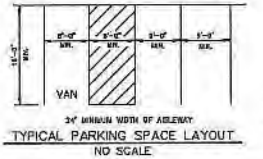
- EROSION PREVENTION AND SEDIMENT CONTROL NOTES**
- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
 - Any modifications to the approved EPSC plan must be reviewed and approved by MSD's private development review office. EPSC BMP's shall be installed per the plan and MSD standards.
 - Detention basins, if applicable, shall be constructed first and shall perform as sediment basins during construction until the contributing drainage areas are seeded and stabilized.
 - Actions must be taken to minimize the tracking of mud and soil from construction areas onto public roadways. Soil tracked onto the roadway shall be removed daily.
 - Soil stockpiles shall be located away from streams, ponds, swales and catch basins. Stockpiles shall be seeded, mulched, and adequately contained through the use of silt fence.
 - All stream crossings must utilize low-water crossing structures per MSD standard drawing ER-02.
 - Where construction or land disturbance activity will or has temporarily ceased on any portion of a site, temporary site stabilization measures shall be required as soon as practicable, but no later than 14 calendar days after the activity has ceased.
 - Sediment-laden groundwater encountered during trenching, boring or other excavation activities shall be pumped to a sediment trapping device prior to being discharged into a stream, pond, swale or catch basin. All storm drainage shall conform to MSD standard specifications.
 - Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

TREE CANOPY CALCULATIONS CLASS C

TOTAL SITE AREA	= 117,146 S.F.
EXISTING TREE CANOPY	= 20% (23,430 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% (23,430 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 20% (23,430 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 0% (0 S.F.)

EXISTING TRACT 1	EXISTING TRACT 2	PROPOSED TRACT 3
OWNER: SPRINGHURST DEVELOPMENT, LLC 1250 RIVER ROAD LOUISVILLE, KY 40206	OWNER: HEL II R LOUISVILLE NE KY 3 BETHESDA METRO CTR STE 1000 BETHESDA, MD 20814	OWNER: SPRINGHURST DEVELOPMENT, LLC 1250 RIVER ROAD LOUISVILLE, KY 40206
TRACT 1 SITE ADDRESS: 10455 CHAMPION FARMS ROAD TAX BLOCK W002, LOT 0169 D.B. 8279, PG. 0033	TRACT 2 SITE ADDRESS: 10200 CHAMPION FARMS ROAD TAX BLOCK W002, LOT 0164 D.B. 8859, PG. 0217	TRACT 3 SITE ADDRESS: 10455 CHAMPION FARMS ROAD TAX BLOCK W002, LOT 0169 D.B. 8279, PG. 0033

- LEGEND**
- EXISTING ZONING LINE
 - EXISTING SANITARY
 - EXISTING STORM DRAINAGE
 - EXISTING DRIVEWAY SWALE
 - PROPOSED DRIVEWAY SPACES



NO.	DATE	DESCRIPTION	BY

REVISIONS

DATE

DESCRIPTION

BY

PROJECT DATA

FILE NAME: W848 - B888P

DATE: 11/27/08

SCALE: AS SHOWN

DRAWN BY: JH

CHECKED BY: JDR

LD&D

LAND DESIGN & DEVELOPMENT, INC.

LAND DESIGN • LAND ACQUISITION • LANDSCAPE ARCHITECTURE

1250 RIVER ROAD

LOUISVILLE, KY 40206

PH: 502.251.1111 FAX: 502.251.1122

REMOVED DETAILED DISTRICT DEVELOPMENT PLAN/C.U.P.

TOWNEPLACE SUITES

FAIRFIELD INN & SUITES

DEVELOPER

SPRINGHURST DEVELOPMENT, LLC

1250 RIVER ROAD

LOUISVILLE, KENTUCKY 40206

JOB NO. **16080**

SHEET **1** OF **1**

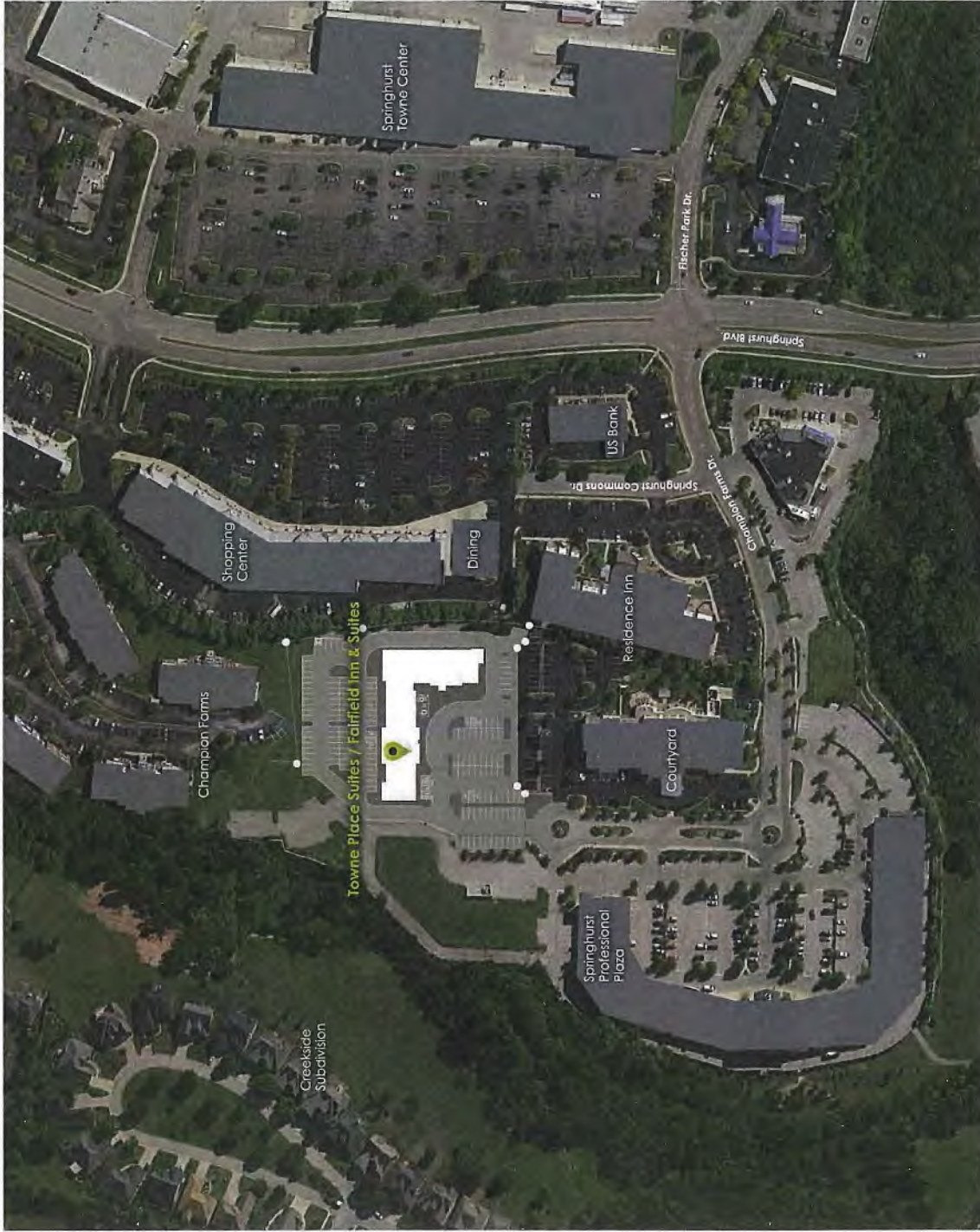
LD RELATED PROJECT #: W808 & 1307

CURRENT CASES: 16CUP1073, 16DEVPLAN208, 16VARANCI082

RELATED CASES: 11086, 10743, 09-033-02

COUNCIL DISTRICT - 17

FIRE PROTECTION DISTRICT - WORTHINGTON MSD WM# 7845

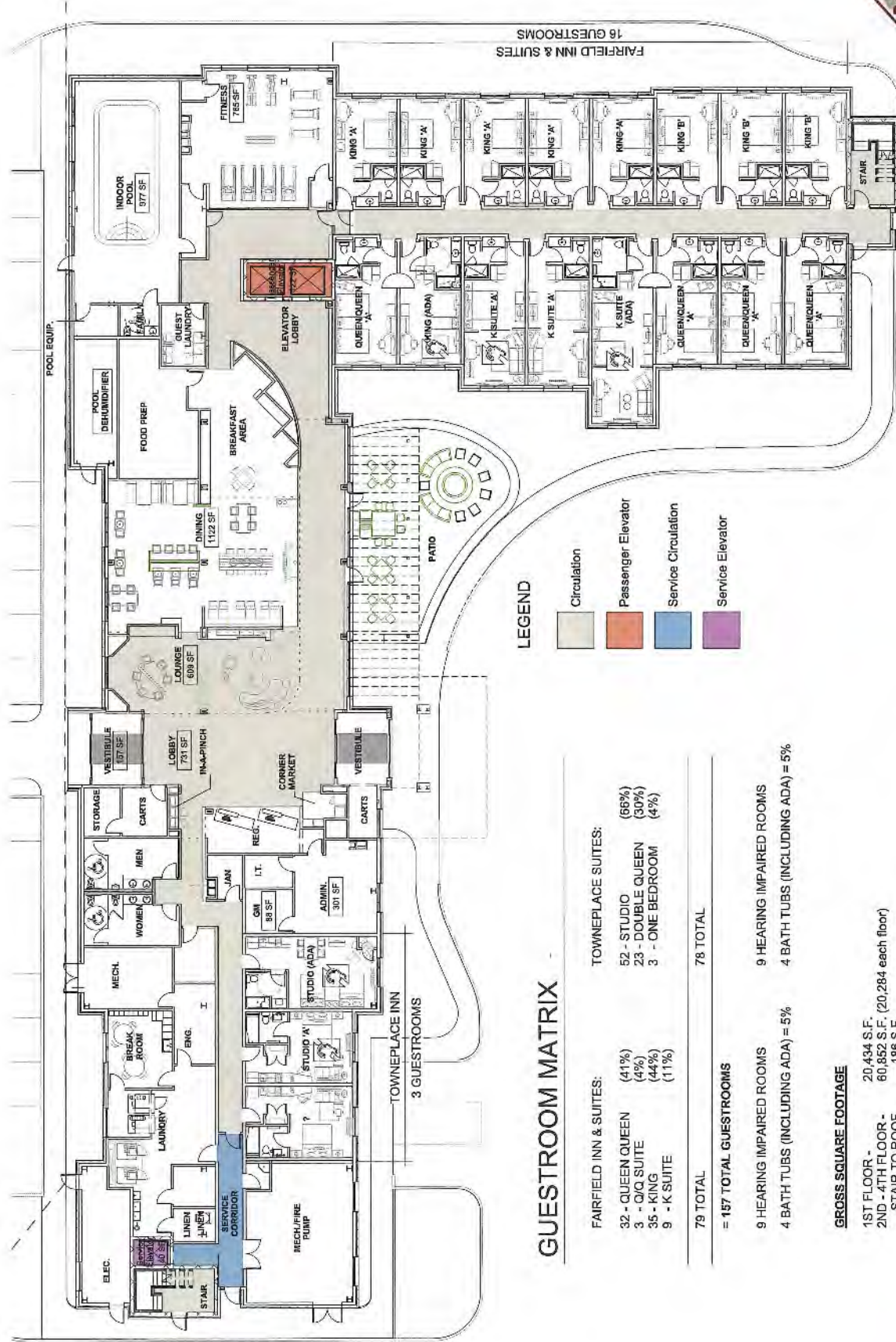


SITE PLAN

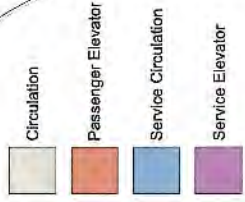
05 OCTOBER 2016

TOWNE PLACE SUITES/FAIRFIELD INN & SUITES

SPRINGHURST, KENTUCKY



LEGEND



GUESTROOM MATRIX

FAIRFIELD INN & SUITES:		TOWNEPLACE SUITES:	
32 - QUEEN QUEEN	(41%)	52 - STUDIO	(66%)
3 - Q/Q SUITE	(4%)	23 - DOUBLE QUEEN	(30%)
35 - KING	(44%)	3 - ONE BEDROOM	(4%)
9 - K SUITE	(11%)		
79 TOTAL		78 TOTAL	
= 187 TOTAL GUESTROOMS			
9 HEARING IMPAIRED ROOMS		9 HEARING IMPAIRED ROOMS	
4 BATH TUBS (INCLUDING ADA) = 5%		4 BATH TUBS (INCLUDING ADA) = 5%	
GROSS SQUARE FOOTAGE			
1ST FLOOR -	20,434 S.F.		
2ND - 4TH FLOOR -	60,852 S.F. (20,284 each floor)		
STAIR TO ROOF	186 S.F.		
TOTAL =	81,472 S.F. (619 SFI/KEY)		

1ST LEVEL

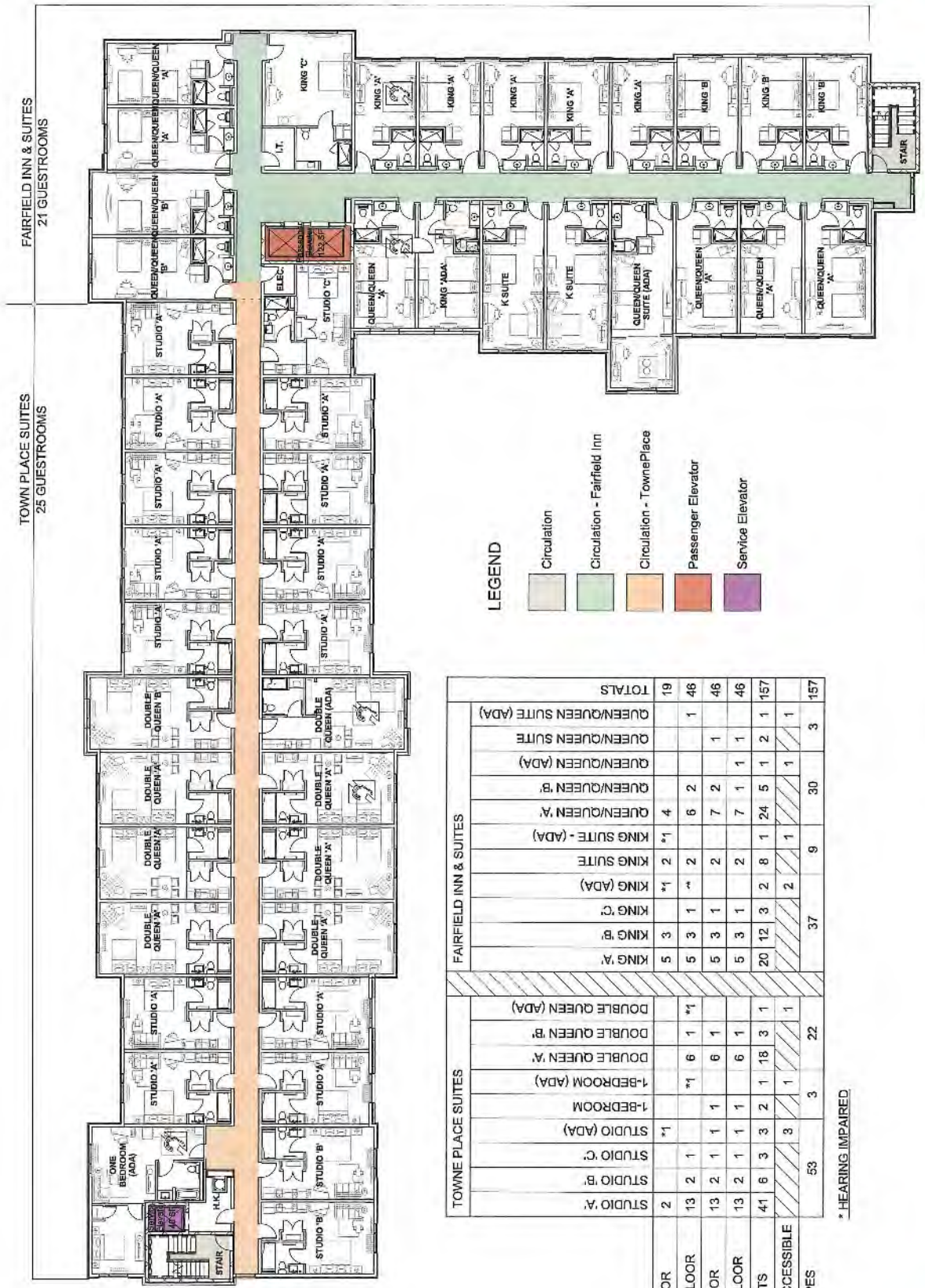


05 OCTOBER 2016

WHITE LODGING

TOWNE PLACE SUITES/FAIRFIELD INN & SUITES

SPRINGHURST, KENTUCKY



LEGEND

- Circulation
- Circulation - Fairfield Inn
- Circulation - TownePlace
- Passenger Elevator
- Service Elevator

	TOWNE PLACE SUITES										FAIRFIELD INN & SUITES										TOTALS
	STUDIO A*	STUDIO B*	STUDIO C*	STUDIO (ADA)	1-BEDROOM	1-BEDROOM (ADA)	DOUBLE QUEEN A*	DOUBLE QUEEN B*	DOUBLE QUEEN (ADA)	DOUBLE QUEEN (ADA)	KING A*	KING (ADA)	KING SUITE	KING SUITE - (ADA)	QUEEN/QUEEN A*	QUEEN/QUEEN B*	QUEEN/QUEEN (ADA)	QUEEN/QUEEN SUITE (ADA)	QUEEN/QUEEN SUITE (ADA)		
FIRST FLOOR	2	2	1	*1							5	3	*1	2	*1	4				19	
SECOND FLOOR	13	2	1			*1	6	1	*1		5	3	1	2	7	2				46	
THIRD FLOOR	13	2	1	1			6	1			5	3	1	2	7	1				46	
FOURTH FLOOR	13	2	1	1			6	1			5	3	1	2	7	1				46	
TOTAL UNITS	41	6	3	3	2	1	18	3	1		20	12	3	2	8	1	24	5	1	157	
TOTAL - ACCESSIBLE				3	1	1				2	2	1	1	1	1	1	1	1	1	1	
TOTAL TYPES		53		3	3	22				37	9	9	30	3	157						

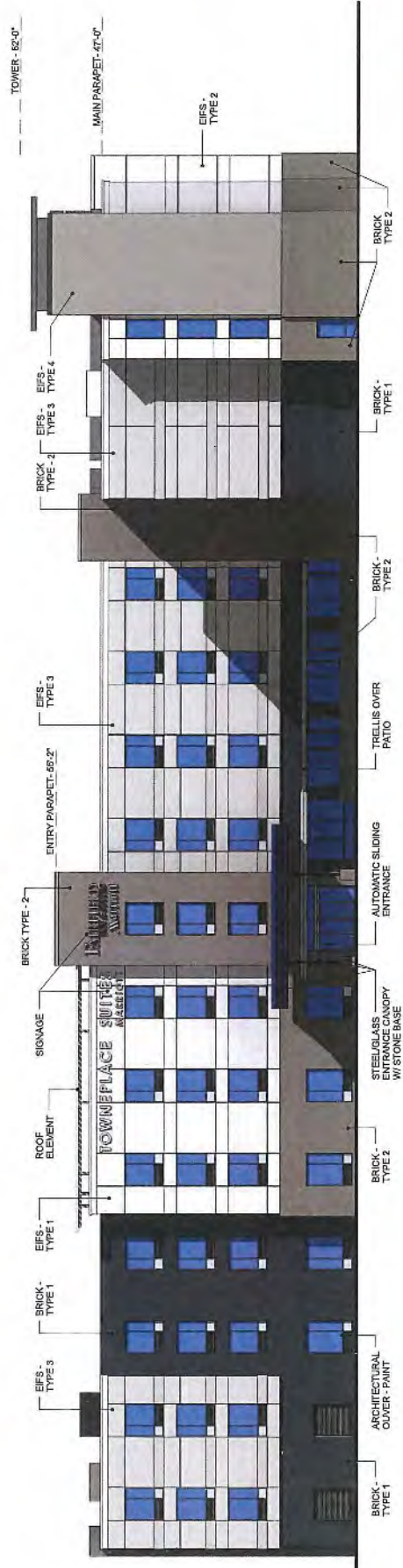
* HEARING IMPAIRED

TYPICAL FLOOR PLAN

05 OCTOBER 2016



WEST ELEVATION



SOUTH ELEVATION



WHITE LODGING



SOUTH/WEST ELEVATION

05 OCTOBER 2016

TOWNE PLACE SUITES/FAIRFIELD INN & SUITES

SPRINGHURST, KENTUCKY •



EAST ELEVATION



NORTH/EAST ELEVATION

NORTH/EAST ELEVATION

TOWNE PLACE SUITES/FAIRFIELD INN & SUITES

05 OCTOBER 2016



WHITE LODGING

EXTERIOR RENDERING - SOUTH

05 OCTOBER 2016

TOWNE PLACE SUITES/FAIRFIELD INN & SUITES

SPRINGHURST, KENTUCKY

P F V S
ARCHITECTURE
PLANNING
INTERIORS
WHITE LODGING INC.



WHITE LODGING

EXTERIOR RENDERING - MAIN ENTRY

05 OCTOBER 2016

P F V S
ARCHITECTURE
PLANNING
INTERIORS
NOT FOR CONSTRUCTION

TOWNE PLACE SUITES/FAIRFIELD INN & SUITES

SPRINGHURST, KENTUCKY



WHITE LODGING

EXTERIOR RENDERING - NORTH

05 OCTOBER 2016

TOWNE PLACE SUITES/FAIRFIELD INN & SUITES

SPRINGHURST, KENTUCKY



WHITE LODGING

EXTERIOR RENDERING - NORTHEAST

05 OCTOBER 2016

P F V S
ARCHITECTURE
PLANNING
INTERIORS
4750 W. CENTRAL ST.

TOWNE PLACE SUITES/FAIRFIELD INN & SUITES

SPRINGHURST, KENTUCKY

**DEMONSTRATION OF APPROPRIATENESS
CONDITIONAL USE PERMIT FOR OFF-STREET PARKING AREAS
LAND DEVELOPMENT CODE §4.2.39
SPRINGHURST DEVELOPMENT, LLC, APPLICANT**

The Applicant, Springhurst Development, LLC, respectfully requests a conditional use permit (“CUP”) for off-street parking areas pursuant to Land Development Code (“LDC”) Chapter 4, Part 2 and LDC §4.2.39, as applied to the .8-acre, area zoned R-7 Multi-Family District, and as marked on the “Revised Detailed District Development Plan/CUP” prepared by Land Design & Development, Inc. and dated 11/29/16.

The purpose of the conditional use permit is to provide sufficient parking to serve two (2) proposed extended-stay hotels: Town Place Suites and Fairfield Inn & Suites hotels.

The off-street parking area is proposed for the R-7 Multi-Family District, a district which does not allow off-street parking without a conditional use permit. The provision of this parking will materially relieve traffic congestion on Champion Farms Drive or other areas of traffic maneuvering within Springhurst Village.

The proposal conforms to all listed requirements of LDC §4.2.39.

1. The proposed conditional use permit conforms to the purpose and intent and all other requirements of the Land Development Code.

Upon the approval of (i) a variance from LDC Table 5.3.2 to permit the building height to be 47-feet, and (ii) a variance from LDC §5.3.1.C.5 Table 5.3.2 to vary the 50-foot non-residential-to-residential setback (no loading) for the proposed hotel parking and dumpster enclosure, and (iii) a waiver from LDC §10.2.4 to allow the encroachment of the hotel parking area into the 25-foot Landscape Buffer Area, all LDC requirements will have been met. All “Listed Requirements” of LDC §4.2.39 have been met. All other requirements of the Land Development Code have been met.

2. The proposed conditional use permit is consistent with the applicable Policies of the Comprehensive Plan.

As indicated in this Subsection 2, the proposal is consistent with all applicable Policies of the Comprehensive Plan.

Community Form Guideline 1. The proposal conforms to Community Form Guideline 1 and all Policies adopted thereunder, including Policy 1.B.3 because the site is located within the Neighborhood Form District. Provision of off-street parking in the

Neighborhood Form District is a desirable use, being accessory and necessary to serve the proposed hotels.

Centers Guideline 2. The proposal conforms to Centers Guideline 2 and all applicable Policies adopted thereunder, including Policy 15. The proposed parking for the hotels is safely situated and will be sufficient for the hotels.

Compatibility Guideline 3. The proposal conforms to Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policy 2 [Non-Residential Expansion] because the parking lot will be used by the hotels, which are located within Springhurst Village. The parking area will be substantially screened by an existing brick wall to the west from the single family residences; the proposal conforms to Policy 6 [Minimize Impacts of Parking, Loading and Delivery] because the nearest parking spaces to the adjacent R-4-zoned property will be more than 130 feet away and the brick wall will provide a screen and buffer to the parking areas; the proposal also conforms to Policies 7 [Lighting] and 8 [Visual Impacts] because the lighting will be similar to what exists and will meet Land Development Code requirements and because the brick wall will protect the character of the single family residences to the west.

Flooding and Stormwater Guideline 10. The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 10.1, 10.4, 10.6, 10.7, 10.10 and 10.11. Detention facilities have been based on a fully developed watershed model. Post development run-off will not exceed pre-development rates; drainage will utilize a "through" drainage system.

The proposal conforms to all other applicable Policies of the Comprehensive Plan.

- 3. The proposal is compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance.**

The off-street parking will serve the proposed extended stay hotels [Town Place Suites and Fairfield Inn & Suites] just as parking serves the existing Marriott Courtyards, also located at Springhurst Village. The parking for these hotels will be substantially similar to the parking which serves the Marriott Courtyards. The proposed parking area will not cause intense use of the parking areas, noise, odor, drainage difficulties, dust problems or visual impacts.

- 4. The proposal will not require the extension or addition of necessary public facilities, whether on-site or off-site, such as transportation, sanitation, sewer, drainage, emergency services, education, recreation or other public facilities.**

SUPPLEMENTAL INFORMATION SHEET ADDENDUM

A VARIANCE OF LAND DEVELOPMENT CODE §5.3.1.C.5 TABLE 5.3.2 TO REDUCE THE 50-FOOT NON-RESIDENTIAL TO RESIDENTIAL SETBACK (NO LOADING) FOR THE PROPOSED HOTEL PARKING AND DUMPSTER ENCLOSURE ON TRACT 3 TO A VARIABLE WITH OF 2-FEET TO 15-FEET.

**Springhurst Development, LLC, Applicant
Town Place Suite Fairfield Inn & Suites**

1. Reasons that the granting of the variance:

a) Will not adversely affect the public health, safety or welfare.

The closest building in the adjacent Champion Farms Apartments is over 200-feet away from the proposed off-street parking area. Because of this substantial distance, the reduction of the setback will not adversely affect the public health, safety or welfare.

b) Will not alter the essential character of the general vicinity.

Because the hotel will be located more than 200 feet from the nearest building in Champion Farms Apartments the variance will not alter the essential character of the general vicinity.

c) Will not cause a hazard or a nuisance to the public.

The granting of the variance will not cause a hazard or nuisance to the public because of the substantial 200-foot distance between the off-street parking area and the nearest building in Champion Farms Apartments.

d) Will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Because the adjacent use is an apartment complex, and because the nearest apartment building in Champion Farms Apartments is over 200-feet away from the off-street parking area and is 3-stories in height, the grant of the setback variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

SUPPLEMENTAL INFORMATION SHEET ADDENDUM

A VARIANCE OF LAND DEVELOPMENT CODE §5.3.2 TO ALLOW THE BUILDING TO BE 62 FEET IN HEIGHT

Springhurst Development, LLC, Applicant Town Place Suite Fairfield Inn & Suites

1. Reasons that the granting of the variance:

a) Will not adversely affect the public health, safety or welfare.

The adjacent Marriott Courtyard building is 52 feet in height. The hotel will be located more than 200 feet from the nearest building in Champion Farms Apartments, which is a 3-story multi-family building. The hotel is more than 480-feet from any single family residence on Springhurst Gardens Circle. Hence, the proposed height of 62 feet will not adversely affect the public health, safety or welfare.

b) Will not alter the essential character of the general vicinity.

Because the hotel will be located more than 200 feet from the nearest building in Champion Farms Apartments and more than 480 feet from single family homes on Springhurst Gardens Circle. Because of (1) the substantial distance from nearby residential uses, and (2) the existing Marriott Courtyard Inn at 52 feet in height, the proposed height of the hotel building will not alter the essential character of the general vicinity.

c) Will not cause a hazard or a nuisance to the public.

The hotel building is situated so as not to constitute a hazard or nuisance to nearby single-family homes which are over 480 feet away or nearby multi-family residents or others.

d) Will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Because the Marriott Courtyard is 52 feet in height, the Montessori School steeple has a height between 55 and 60 feet, and the previously approved personal care home proposed for this site allowed for a height of 54.5 feet (see BOZA case #10742), the variance to allow the proposed hotel to be 62 feet in height does not constitute an unreasonable circumvention of the requirements of the zoning regulations.