

CATEGORY 2B PLAN w/ VARIANCE & WAIVERS

1209 & 1211 W. BROADWAY

Louisville Metro Board of Zoning Adjustments Meeting
August 3rd, 2020



LAND DESIGN & DEVELOPMENT INC

503 Washburn Avenue, Suite 101, Louisville, KY 40222 | p: (502) 426-9374

REQUESTS

- THE PROPOSED PLAN **EVEN WITH THE REQUESTED VARIANCE AND WAIVERS** WILL BRING THIS PROPERTY SIGNIFICANTLY MORE INTO COMPLIANCE WITH THE INTENT OF THE TRADITIONAL MARKETPLACE CORRIDOR FORM DISTRICT
- VARIANCE – To allow one proposed building to exceed 5' maximum setback.
- WAIVER – To allow drive lane in front of proposed building.
- WAIVER – To allow pavement within the VUA LBA adjacent to Broadway.
- WAIVER – To allow the existing pavement and a proposed dumpster to encroach into the VUA LBA along 13th Street.
- CATEGORY 2B DEVELOPMENT PLAN (19-CAT2-0008) – The requests are associated with this development plan currently under review by PDS staff.

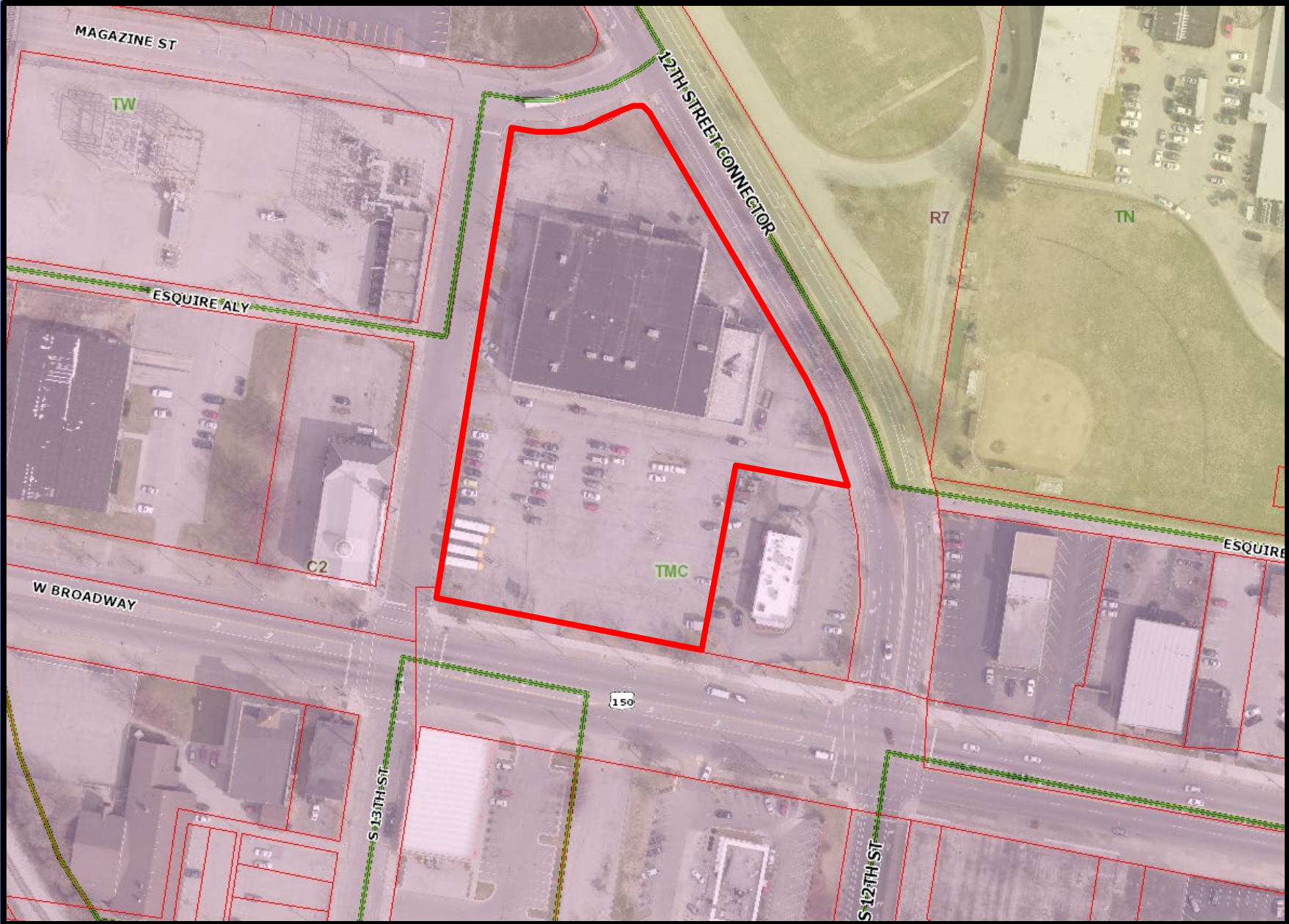
Aerial View



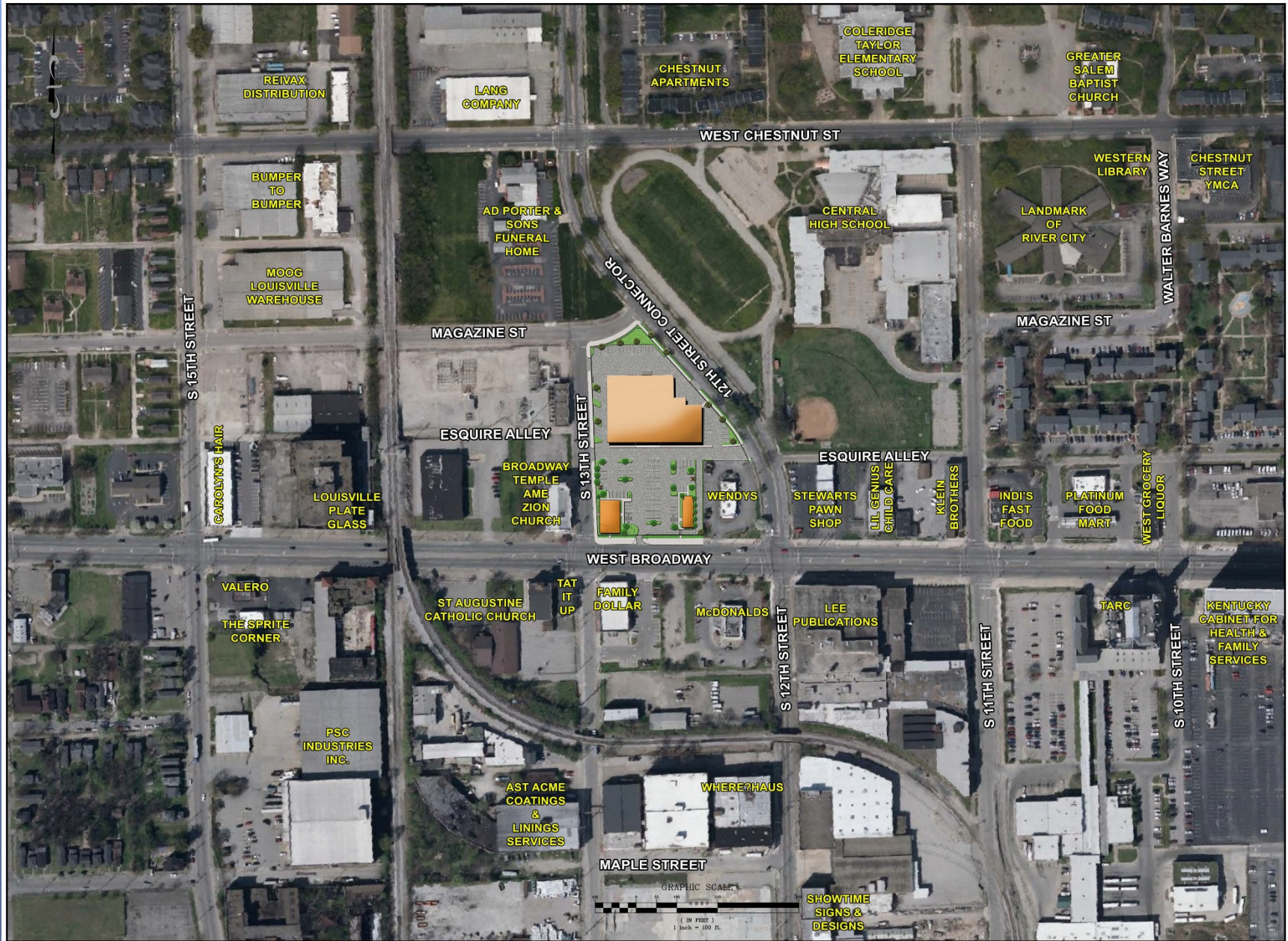
Aerial View



Zoning Map



Aerial Map



REVISIONS	
NO.	DATE
1	3-9-20
2	5-27-20
3	6-18-20
4	

BY	DESCRIPTION
AKM	AGENCY COMMENTS
AKM	AGENCY COMMENTS
MT	ADJUSTED FENCE/DATE
MT	

PROJECT DATA

FILE NAME: 1900 CATEGORY 2 R 404
 DATE: 10-22-19
 CADD BY: AKM
 CHECKED BY: MT
 DRAWN BY: MT

CATEGORY: 2B PLAN

1209 + 12th WEST BROADWAY
 CIVIL ENGINEERING
 QUADRANT HOTELS, LLC
 9802 BUNSEN WAY
 LOUISVILLE, KY 40299



PROFESSIONAL'S SEAL

Variance/Waiver Exhibit

LOCATION OF VARIANCE & WAIVERS HIGHLIGHTED IN YELLOW



West Broadway Corridor Development Pattern

❌ PROPERTIES NOT COMPLIANT WITH MAXIMUM SETBACK

✅ PROPERTIES COMPLIANT WITH MAXIMUM SETBACK



- 2/3 OF PROPERTIES BETWEEN 9TH & 16TH STREETS NOT COMPLIANT
- 14 PROPERTIES HAVE PARKING OR DRIVE LANES IN FRONT OF BUILDING

Building Renderings



VIEW OF RETAIL BUILDING FROM PARKING LOT

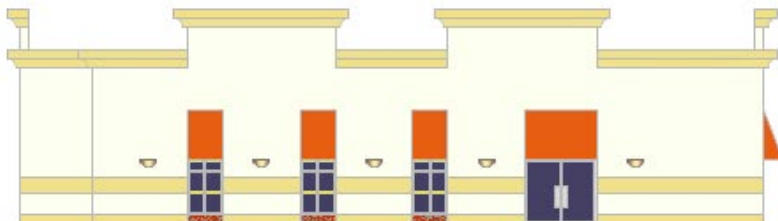


VIEW OF RETAIL BUILDING FROM W. BROADWAY



VIEW OF RETAIL BUILDING FROM S 13TH STREET

SKETCH ELEVATIONS FOR PROPOSED RETAIL BUILDING AT
1209 WEST BROADWAY



VIEW OF RETAIL BUILDING FROM PARKING LOT



VIEW OF RETAIL BUILDING FROM W. BROADWAY

SKETCH ELEVATIONS FOR PROPOSED RETAIL BUILDING AT
1209 WEST BROADWAY

