

# 17DEVPLAN1241

## 2905 Fern Valley Road



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Ross Allen, Planner I**

**April 30, 2018**

# Requests

- **Variance #1:** Variance from LDC 5.3.4.D.3.a to allow encroachment of the covered area for the existing canopy to encroach into the 25 ft. front setback by approximately 4 feet along the Fern Valley Road and being a public easement for newly dedicated right of way as shown on the Category 2B development plan as tract #1.

Location	Requirement	Request	Variance
Front Setback	25 ft.	21 ft.	4 ft.

# Requests

- **Variance #2:** from LDC 4.8.3.D/4.8.4 to allow the proposed 4 story hotel, existing hotel on tract #2, and restructured VUA to encroach into the middle and outer Type B protected waterway buffer zones at the closest point by approximately 75 feet with a total area of the encroachment of impervious surface being approximately 33,417 sf. (tracts #2 and #3).

Location	Requirement	Request	Variance
Stream Side Setback (middle and outer buffer zones)	100 ft.	75 ft. (from the edge closest to the stream middle buffer zone)	75 ft.

# Requests

- **Waiver:** from LDC 10.2.4.A to not provide a 35 foot LBA with 1.5 planting density requirement with an 8 foot screen along the northern property line for a length of 1138.5 ft. as facing R-5 zoned parcels in a Neighborhood Form District for proposed tracts #2 and #3.

# Case Summary / Background

- Previously approved plan 16DEVPLAN1108, BOZA approved on April 3, 2017. Variance of streamside buffer and waiver of landscaping were approved during that hearing.
- Variance #1 as listed in the staff report is new resulting from the dedication of right of way along Fern Valley Road.
- Variance #2, encroachment into the Streamside waterway buffer is now less than previously approved by depth but square footage of the structure has increased in the middle and outer streamside buffers.
- Waiver is the same request as previously approved on 16DEVPLAN1108.

# Case Summary / Background

- The current proposed plan increases the hotel footprint in the middle and outer streamside buffer by approx. 3,146 sf. and a slight increase in the parking or VUA. (Tracts #2 and 3)
- The total impervious surface (proposed hotel, existing hotel, and parking) will increase by approx. 4,033 sf. (Tracts #2 and 3) from the previously approved plan (16DEVPLAN1108).
- Changes in parking layout and the height of the proposed hotel (5 to 4 stories) have changed from the previously approved development plan.

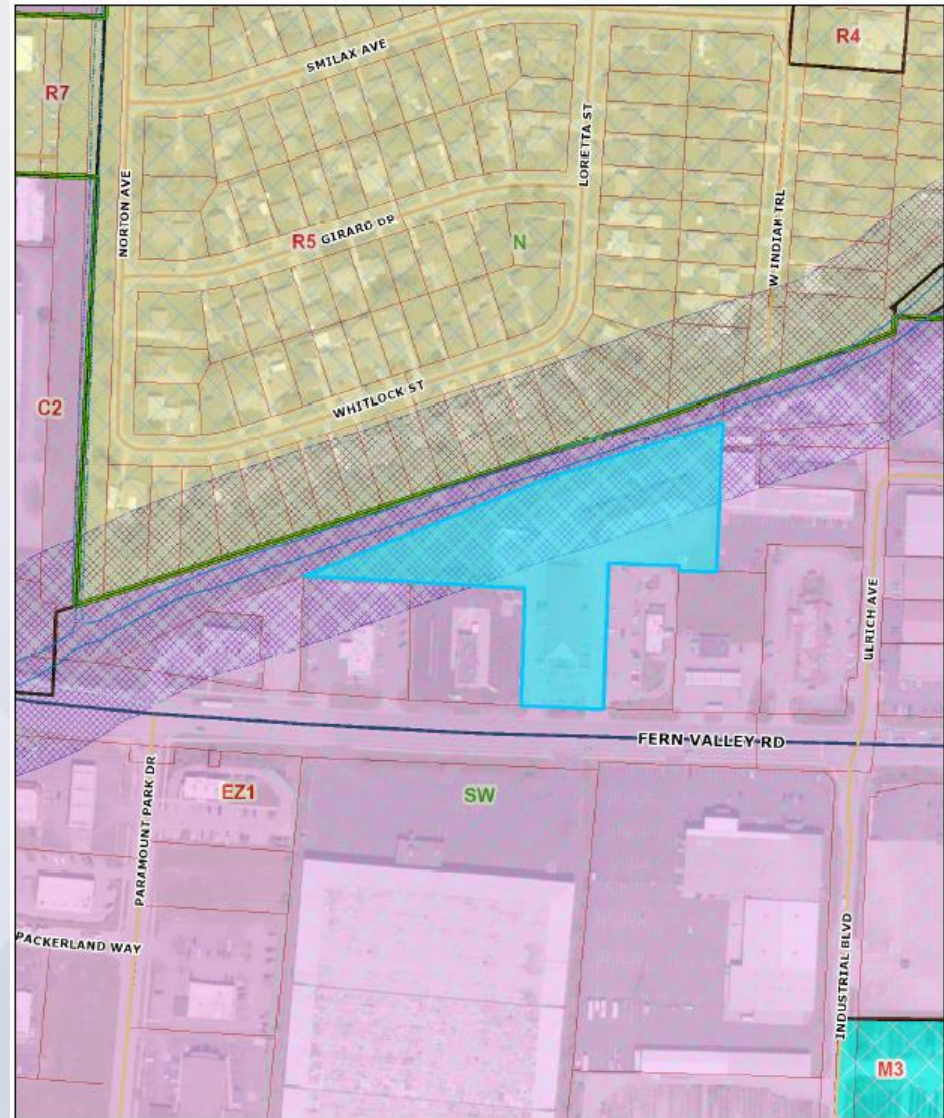
# Zoning/Form Districts

## Subject Property:

- Existing: EZ-1/Suburban Workplace
- Proposed: EZ-1/Suburban Workplace

## Adjacent Properties:

- North: R-5/Neighborhood
- South: EZ-1/Suburban Workplace
- East: EZ-1 /Suburban Workplace
- West: EZ-1/Suburban Workplace



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Tuesday, February 6, 2018 | 8:57:08 AM



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

# Aerial Photo / Land Use

## Subject Property:

- Existing: Commercial - Hotel
- Proposed: Commercial – Hotel

## Adjacent Properties:

- North: Single Family Residential
- South: Commercial
- East: Commercial
- West: Commercial



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Tuesday, February 6, 2018 | 8:58:44 AM



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# Site Photos-Subject Property



Rear of the subject property where the proposed hotel is to be located.

# Site Photos-Subject Property



# Site Photos-Subject Property



Looking east into the subject property where the proposed hotel is to be located, the existing hotels are in the foreground.



# Elevations / Renderings



2 South  
A201 1/8" = 1'-0"



1 North  
A201 1/8" = 1'-0"



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Consultants

Project Name

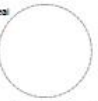
Best Western  
Dual Brand  
Location #  
KY-202

2805 Fern Valley RD, Louisville  
KY 40213-3019

Client

KAH  
Enterprises

Seal



SCHEMATIC  
SUBMITTAL

Revisions

No.	Description	Date

EXTERIOR  
ELEVATIONS

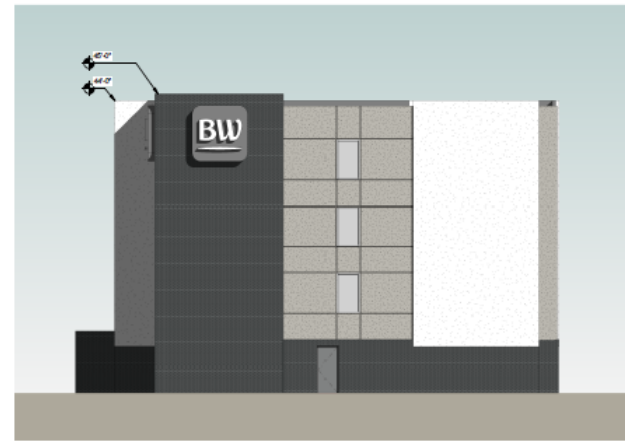
Project number 17-09-01

Date 12/28/2017

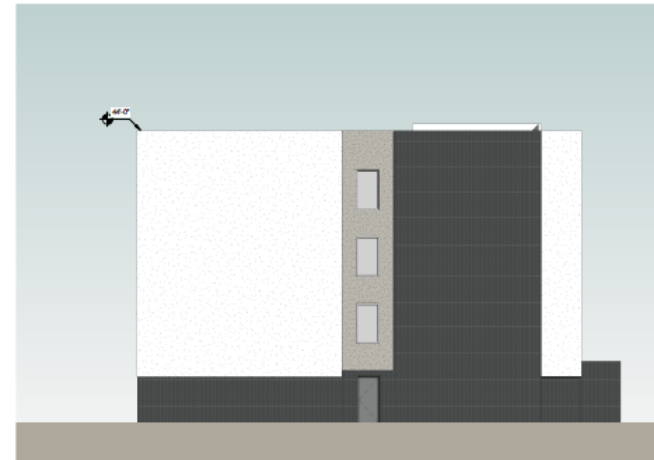
**A201**

Scale 1/8" = 1'-0"

# Elevations / Renderings



2 West  
A202 1/8" = 1'-0"



1 East  
A202 1/8" = 1'-0"



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Project Name

Best Western  
Dual Brand  
Location #  
KY-202

2805 Fern Valley RD, Louisville,  
KY 40238-5018

Client

KAH  
Enterprises

Seal



SCHEMATIC  
SUBMITTAL

Revisions

No.	Description	Date

EXTERIOR  
ELEVATIONS

Project number: 17-08-01

Date: 12/28/2017

A202

Scale: 1/8" = 1'-0"

# Conclusions

- Variance request #1 appears to be adequately justified and meet the standard of review.
- Variance request #2 appears not to be adequately justified and does not meet the standard of review.
- Waiver request appears to not be adequately justified and does not meet the Guidelines of the Comprehensive Plan (Cornerstone 2020).

# Required Actions

- **Approve/Deny Variance #1:** Variance from LDC 5.3.4.D.3.a to allow encroachment of the covered area for the existing canopy to encroach into the 25 ft. front setback by approximately 4 feet along the Fern Valley Road and being a public easement for newly dedicated right of way as shown on the Category 2B development plan as tract #1.
- **Approve/Deny Variance #2:** from LDC 4.8.3.D/4.8.4 to allow the proposed 4 story hotel, existing hotel on tract #2, and restructured VUA to encroach into the middle and outer Type B protected waterway buffer zones at the closest point by approximately 75 feet with a total area of the encroachment of impervious surface being approximately 33,417 sf. (tracts #2 and #3).



# Required Actions

- Approve/Deny Waiver: from LDC 10.2.4.A to not provide a 35 foot LBA with 1.5 planting density requirement with an 8 foot screen along the northern property line for a length of 1138.5 ft. as facing R-5 zoned parcels in a Neighborhood Form District for proposed tracts #2 and #3.