

Case No. 18998
**Waverly Hills Hotel and
Conference Center**



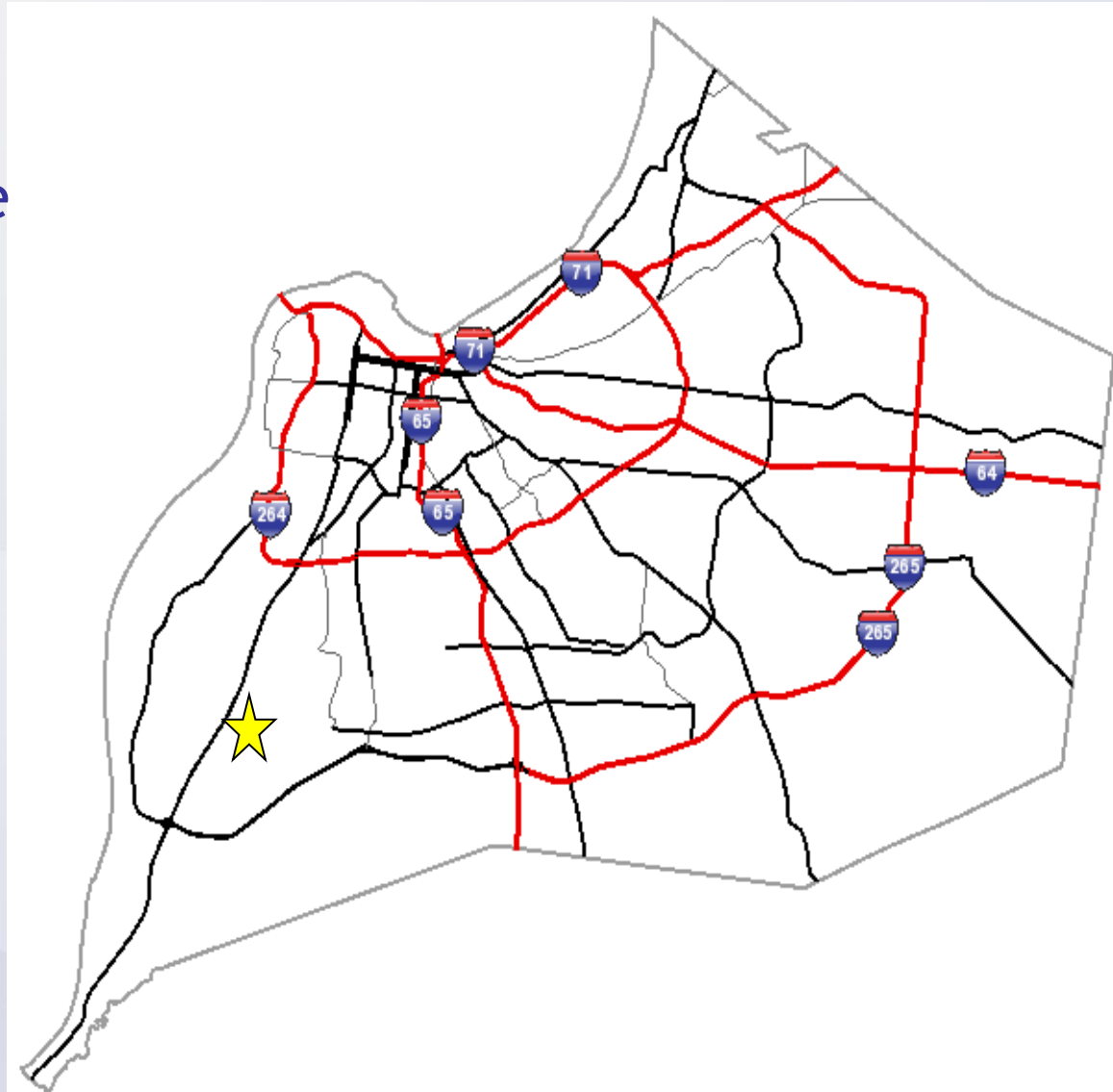
Planning/Zoning, Land Design & Development
February 18, 2014

Case Summary / Background

- Change in zoning from R-4 and OR-3 to C-2 and CM
 - Renovate existing hospital into 120 room hotel and conference center
 - Portion of the site used as a bottling facility
 - National Register for Historical Places
 - Heavily treed
 - Severe slopes

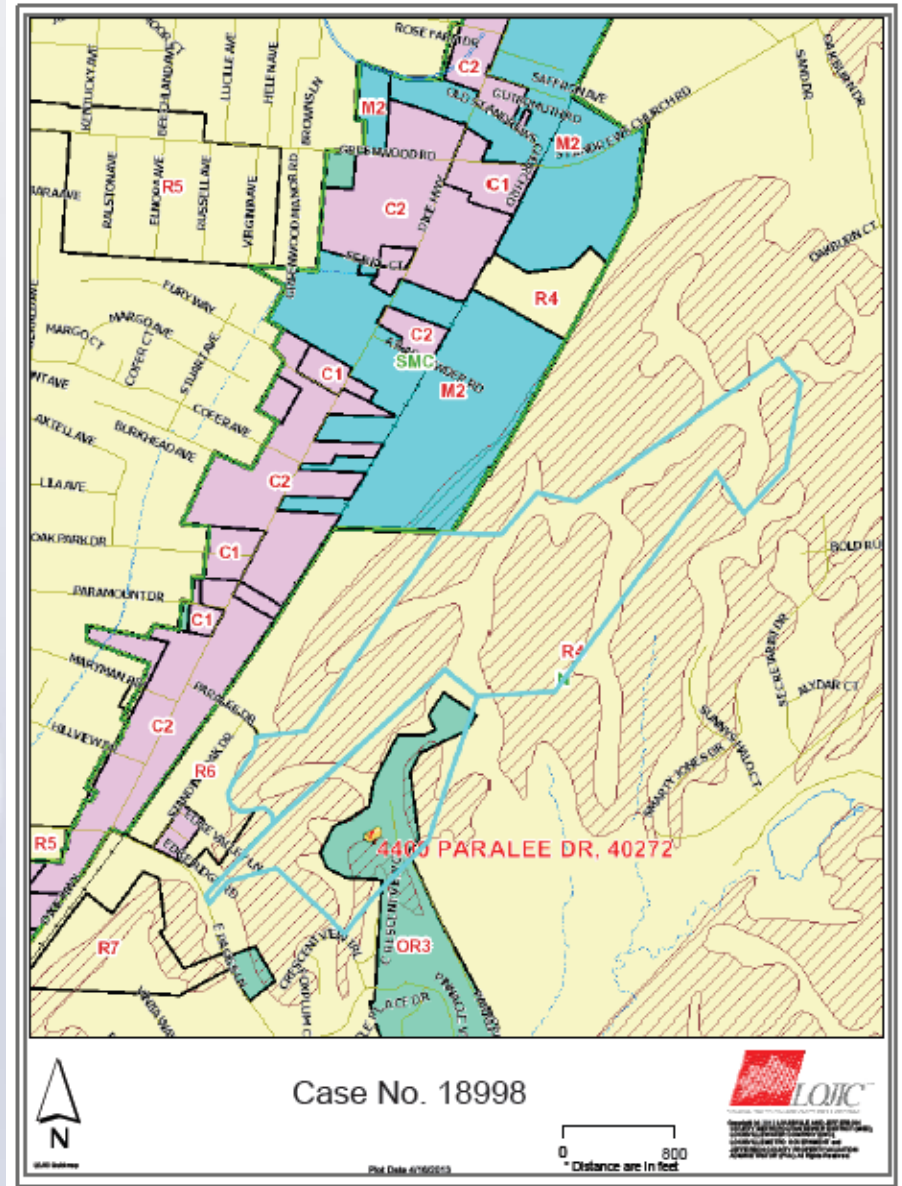
Location

- 4400 Paralee Drive
- Council District 25-David Yates



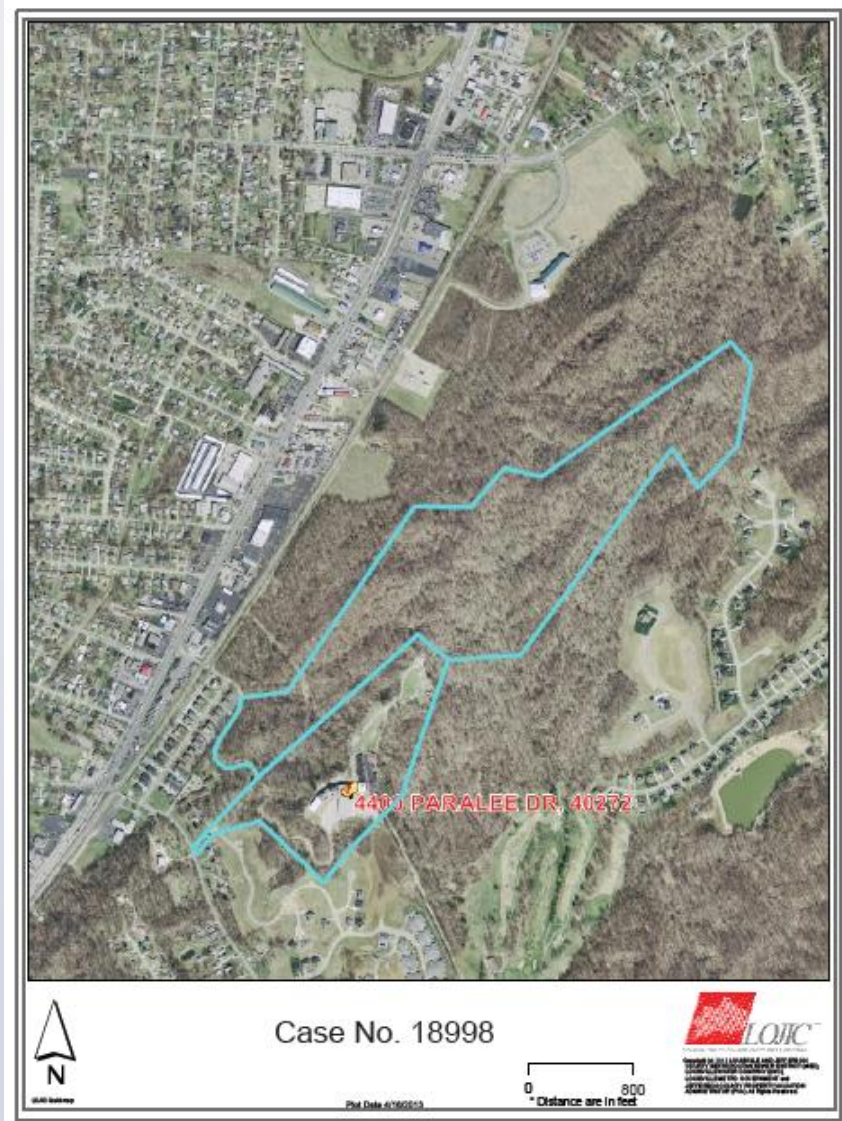
Zoning/Form Districts

- Subject Property:
 - Existing: R-4 & OR-3/N
 - Proposed: C-2 & CM
- Adjacent Properties:
 - North: R-4/N
 - South: R-4/N
 - East: R-4/N
 - West: R-4 & R-6/N



Aerial Photo/Land Use

- Subject Property:
 - Existing: Vacant Hospital
 - Proposed: Hotel and Conference Center
- Adjacent Properties:
 - North: Residential
 - South: Residential
 - East: Residential/Golf Course
 - West: Residential



Aerial Photo



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Surrounding Areas



PC Recommendation

- Public Hearing was held on 12/05/2013
- No one spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (6 members voted)