

TRU Hotel

Owner: Garnet Hospitality LLC
Applicant: Garnet Hospitality LLC
Location: 810 Phillips Lane

- **SETBACK VARIANCES– 17VARIANCE1021**

Board of Zoning Adjustment
June 19th, 2017

Project Overview

- Proposing to construct 4 story, 98 room hotel
- Connects to access drive from Phillips Lane
- Existing corridor of hotels related to nearby Louisville International Airport
- RDDDP with Landscape waivers approved at June 8th LD&T meeting
- Variances along east side and rear yards

EXISTING SITE LOCATION



EXISTING HOTEL CORRIDOR



STREET VIEW OF SITE



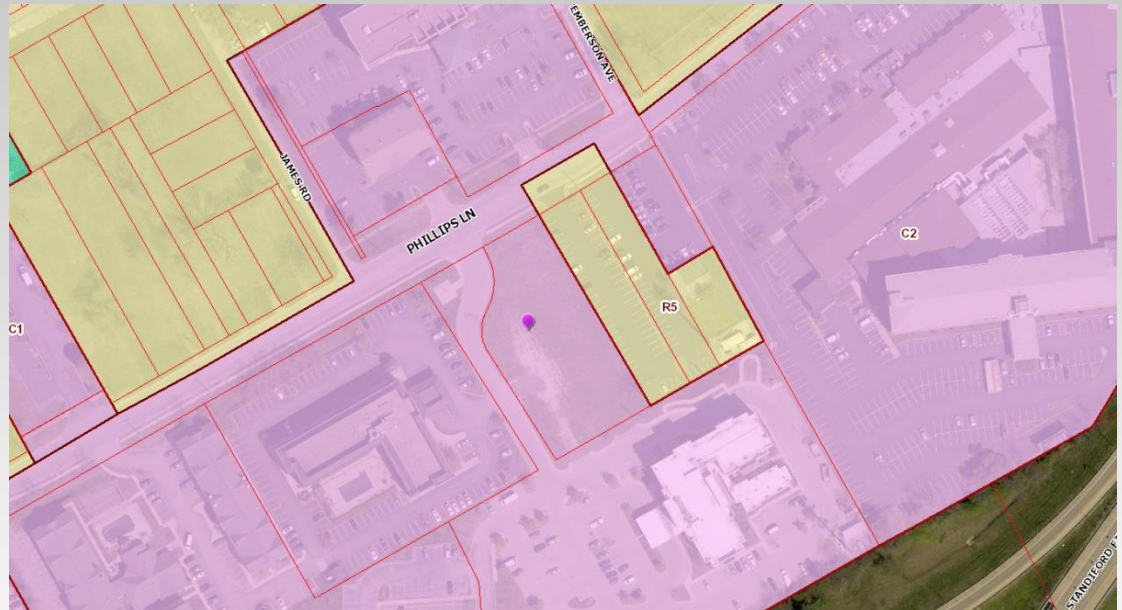
STREET VIEW OF SITE



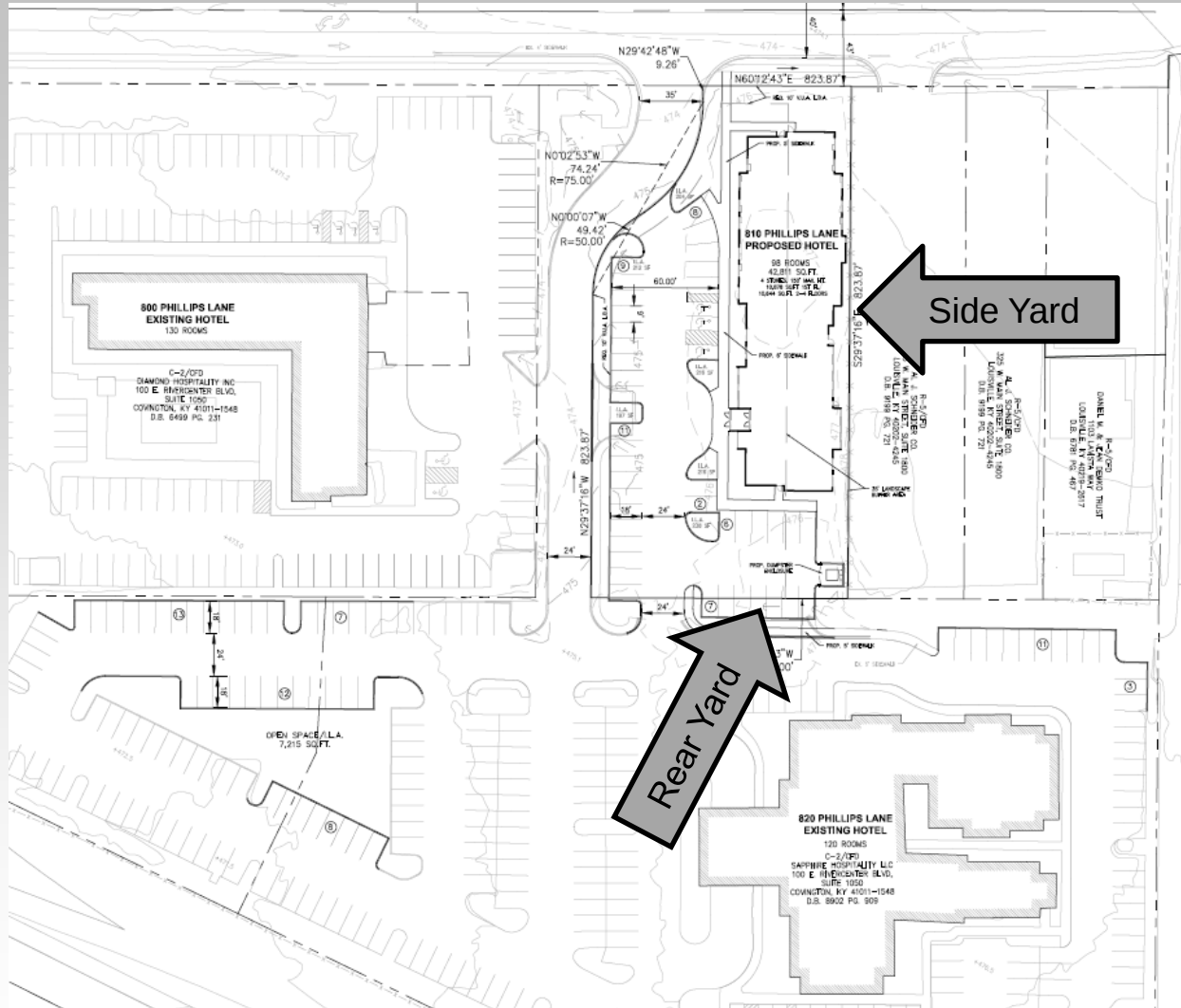
EXISTING SITE CONDITIONS

Zoning: C-2, Commercial
Form District: Campus

- Vacant site
- Shared access and parking
- Originally rezoned under Docket 9-75-94 and revised under Docket 9-17-04



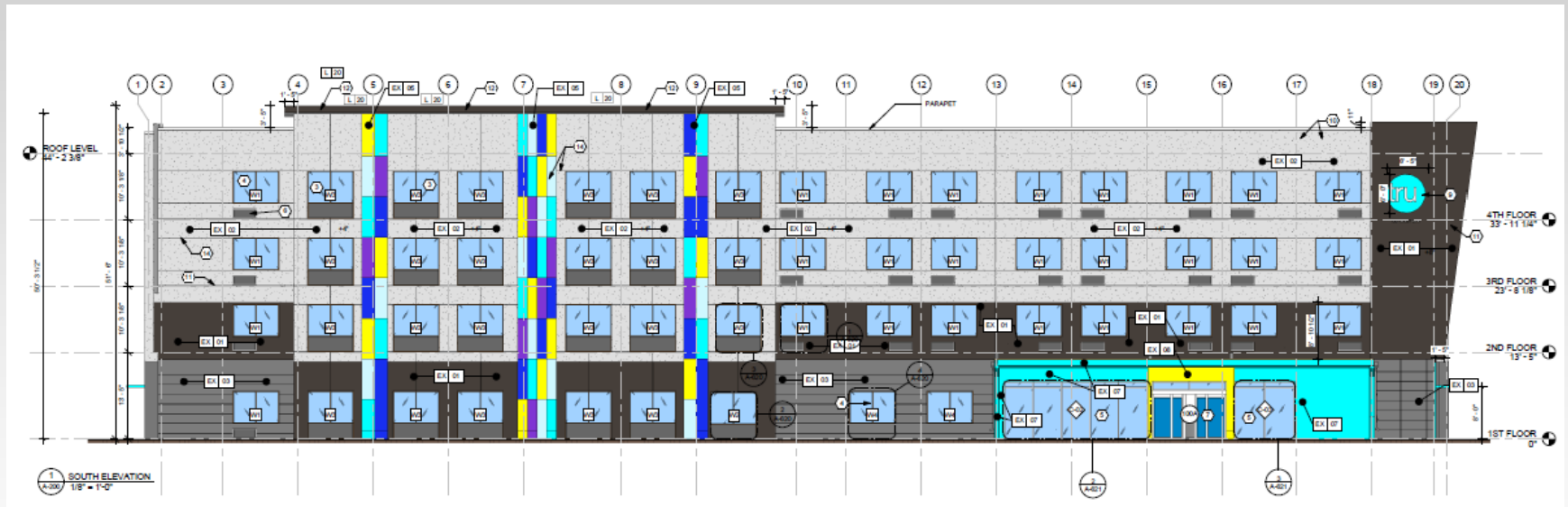
PROPOSED DEVELOPMENT PLAN



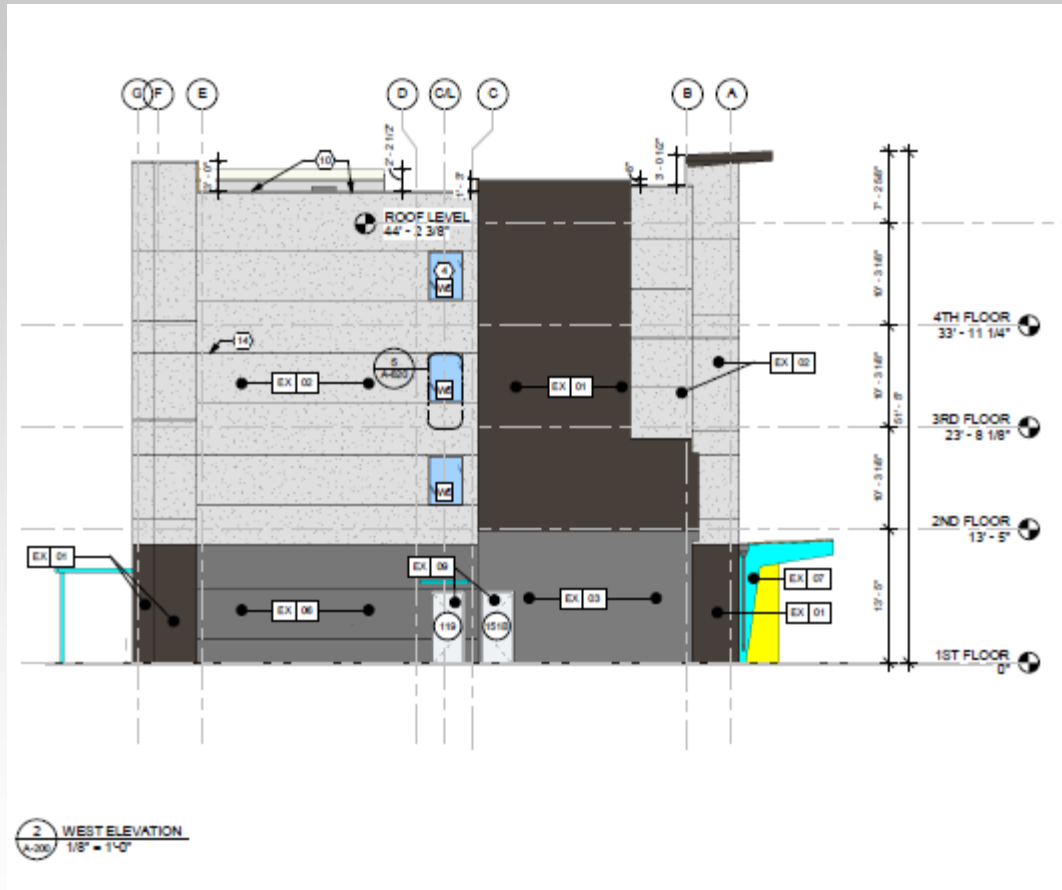
PROPOSED HOTEL ELEVATION



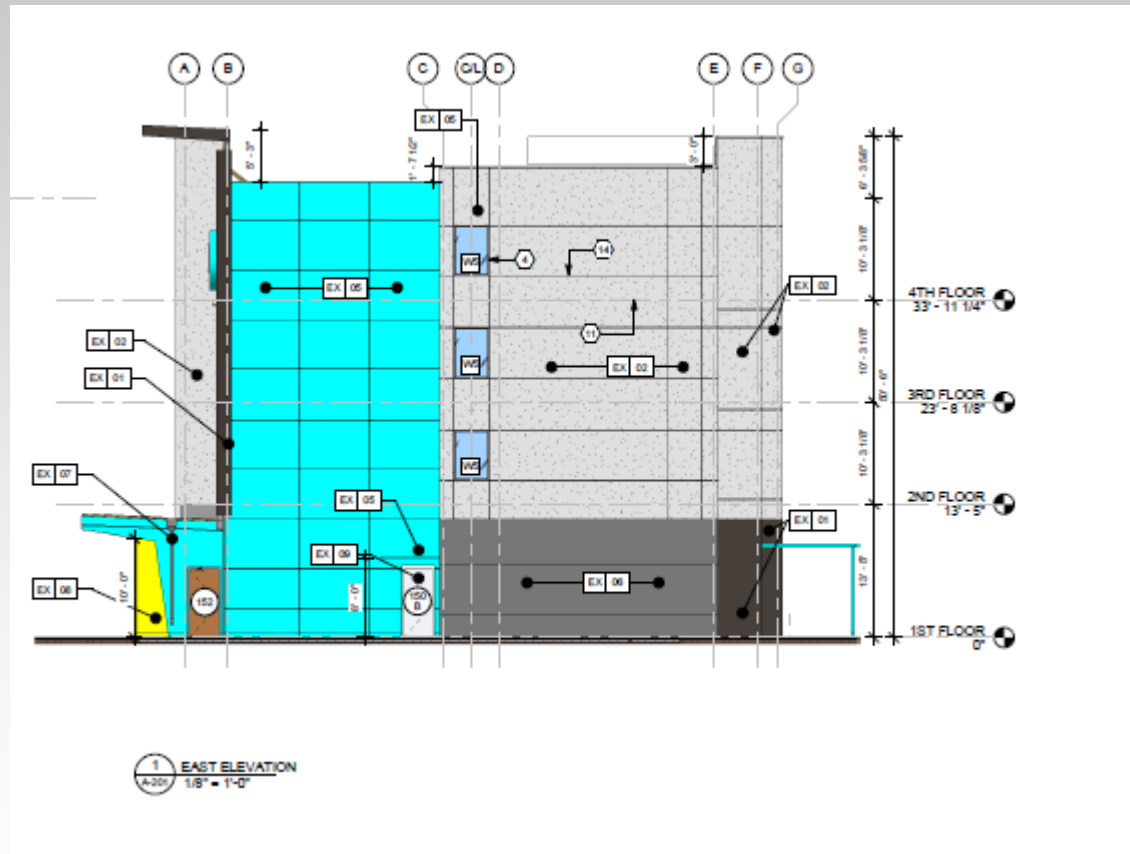
PROPOSED HOTEL ELEVATIONS – Interior Parking Lot Facade



PROPOSED HOTEL ELEVATIONS – Phillips Lane Facade



PROPOSED HOTEL ELEVATIONS – Rear Yard Facade



PROPOSED HOTEL ELEVATIONS – East Side Yard Facade



VARIANCE JUSTIFICATIONS

- Non-residential to non-residential uses along east side property line
- Parking lot for adjacent hotel development
- Parking in R-5 required a CUP
- Encroachments along side and rear yard will follow existing pattern of development
- Rear yard encroachment allows appropriate connections between lots
- The size and shape of the lot dictates the need for the variances
- Yards reduce usable area of lot

PLAN REQUESTS

- **Variances:**
 - Chapter 5.3.5.C.3b of Land Development Code to allow encroachment into the required 20' side yard
 - Chapter 5.3.5.C.3c of Land Development Code to allow encroachment into the required 20' rear yard