

RESIDENCE INN

By

MARRIOTT

Owner: Estate of Alice A. Boden

Contact: Tim Boden

Developer: Musselman Hotels, LLC

Contact: Chester Musselman

BOARD OF ZONING ADJUSTMENT - OCTOBER 3, 2016

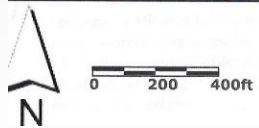
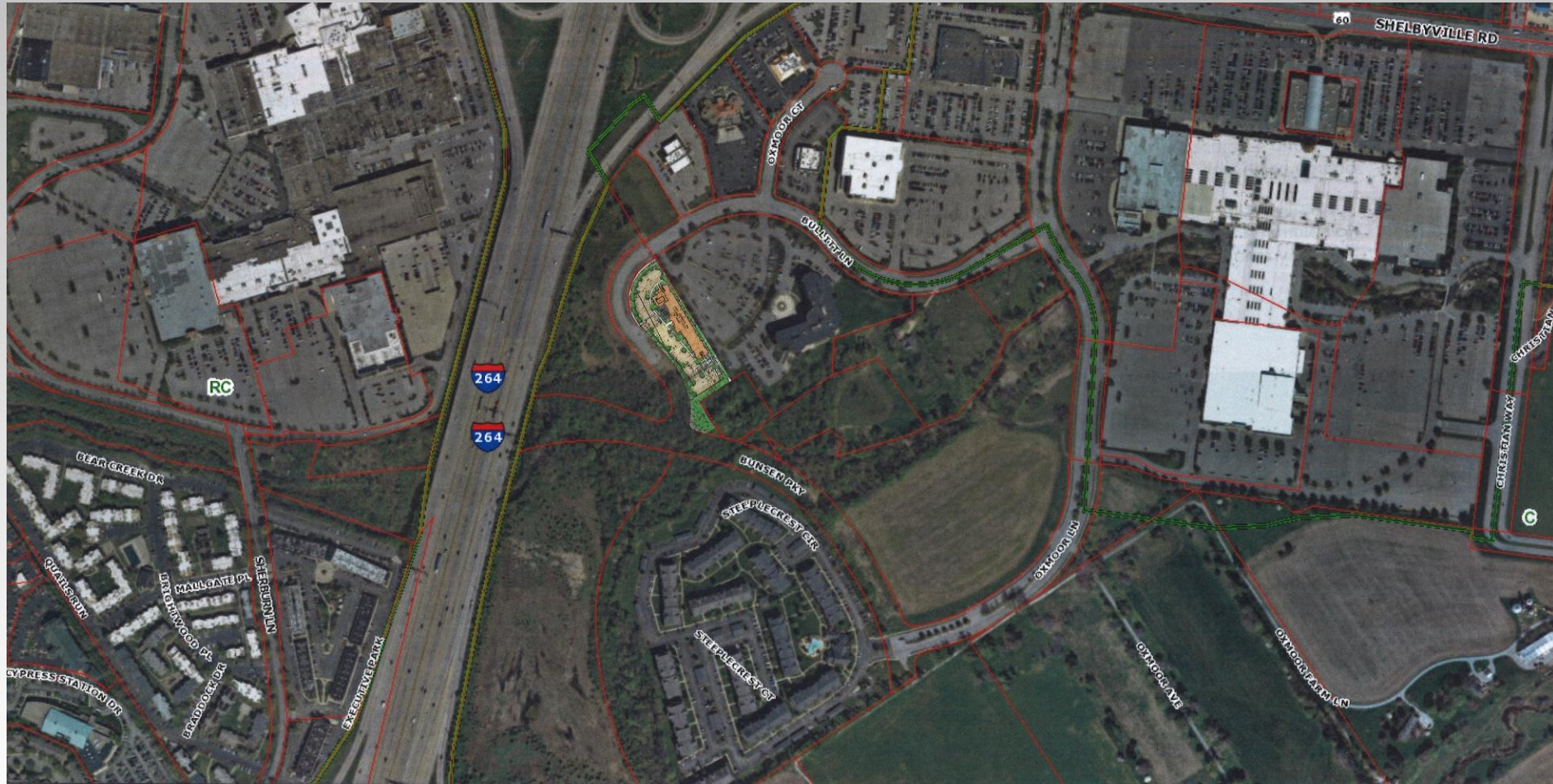
- **Request: Variance of 10'- 15' for Parking & Maneuvering in 25' Front Setback 16VARIANCE1053**

PLANNERS, LANDSCAPE ARCHITECTS, ENGINEERS:

 *Engineering, Inc.*

ARCHITECTURE: STUDIO KREMER ARCHITECTS

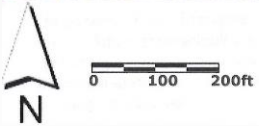
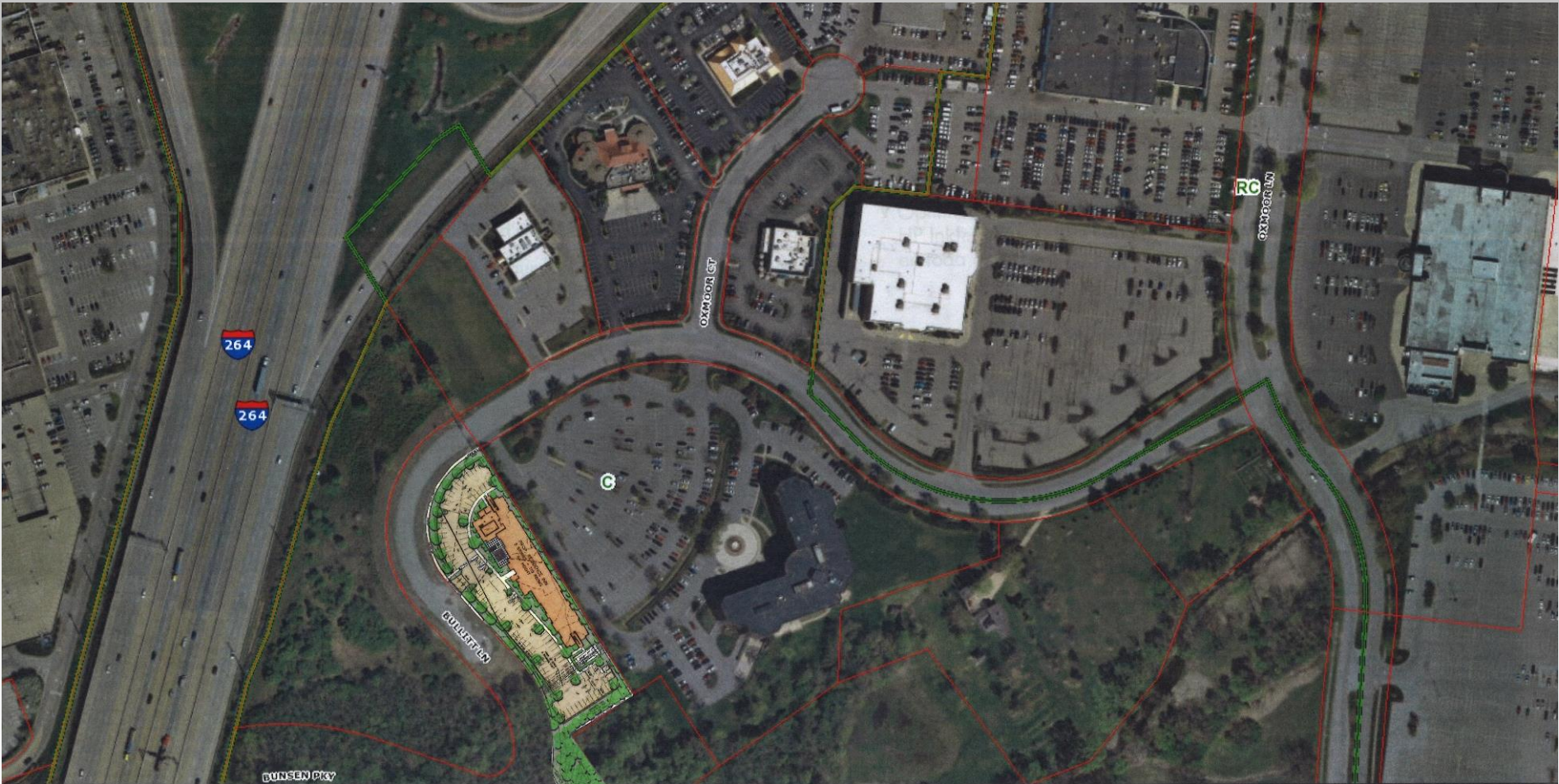
PROPOSED RESIDENCE INN- VICINITY




9/12/2016 9:21:02 AM

LOJIC
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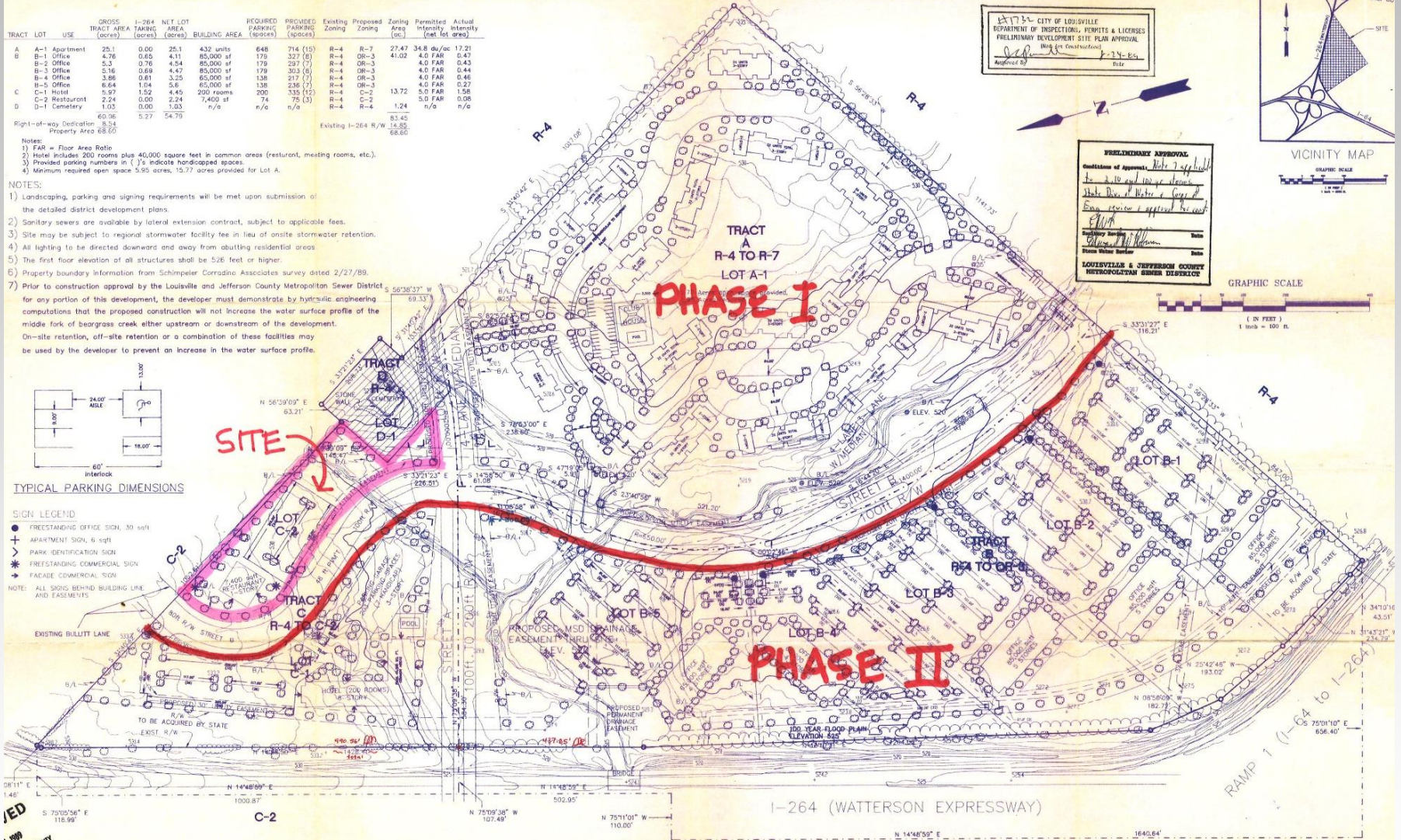
OXMOOR COURT- VICINITY



9/12/2016 9:30:21 AM

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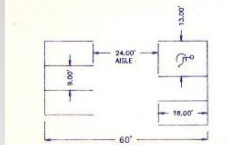
APPROVED DEVELOPMENT PLAN - 1989



| TRACT | LOT | USE | GROSS TRACT AREA (acres) | 1-264 TANKING AREA (acres) | NET LOT AREA (acres) | REQUIRED PARKING (SPACES) | PROVIDED PARKING (SPACES) | Existing Zoning | Proposed Zoning | Zoning Area (ac) | Permitted Intensity (sq ft/acre) | Actual Intensity (sq ft/acre) |
|-------------------------------|-----|------------|--------------------------|----------------------------|----------------------|---------------------------|---------------------------|--------------------|-----------------|------------------|----------------------------------|-------------------------------|
| A | A-1 | Apartment | 25.1 | 0.00 | 25.1 | 432 units | 648 | R-4 | R-7 | 27.47 | 34.8 du/ac | 17.21 |
| B | B-1 | Office | 4.76 | 0.65 | 4.11 | 85,000 sf | 179 | R-4 | OR-3 | 41.02 | 4.0 FAR | 0.47 |
| | B-2 | Office | 5.3 | 0.78 | 4.54 | 85,000 sf | 179 | R-4 | OR-3 | 41.02 | 4.0 FAR | 0.42 |
| | B-3 | Office | 5.16 | 0.69 | 4.47 | 85,000 sf | 179 | R-4 | OR-3 | 41.02 | 4.0 FAR | 0.44 |
| | B-4 | Office | 3.86 | 0.61 | 3.25 | 65,000 sf | 138 | R-4 | OR-3 | 41.02 | 4.0 FAR | 0.46 |
| | B-5 | Office | 6.64 | 1.04 | 5.6 | 65,000 sf | 138 | R-4 | OR-3 | 41.02 | 4.0 FAR | 0.27 |
| C | C-1 | Hotel | 5.97 | 1.52 | 4.45 | 200 rooms | 200 | R-4 | C-2 | 13.72 | 5.0 FAR | 1.58 |
| D | C-2 | Restaurant | 2.24 | 0.00 | 2.24 | 7,400 sf | 74 | R-4 | C-2 | 13.72 | 5.0 FAR | 0.08 |
| | D-1 | Cemetery | 1.03 | 0.00 | 1.03 | n/a | n/a | R-4 | R-4 | 1.24 | n/a | n/a |
| Right-of-way Dedication 36.54 | | | 60.96 | 5.27 | 54.79 | | | | | | 83.45 | |
| Property Area 68.60 | | | | | | | | Existing 1-264 R/W | | | 14.85 | 68.60 |

- Notes:
- 1) FAR = Floor Area Ratio
 - 2) Hotel includes 200 rooms plus 40,000 square feet in common areas (restaurant, meeting rooms, etc.)
 - 3) Provided parking numbers in (1/2) indicate handicapped spaces
 - 4) Minimum required open space 5.55 acres, 15.77 acres provided for Lot A.

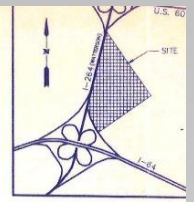
- NOTES:
- 1) Landscaping, parking and signing requirements will be met upon submission of the detailed district development plans.
 - 2) Sanitary sewers are available by lateral extension contract, subject to applicable fees.
 - 3) Site may be subject to regional stormwater facility fee in lieu of onsite stormwater retention.
 - 4) All lighting to be directed downward and away from abutting residential areas
 - 5) The first floor elevation of all structures shall be 526 feet or higher.
 - 6) Property boundary information from Schimpeler Corradino Associates survey dated 2/27/89.
 - 7) Prior to construction approval by the Louisville and Jefferson County Metropolitan Sewer District, for any portion of this development, the developer must demonstrate by hydraulic engineering computations that the proposed construction will not increase the water surface profile of the middle fork of Beargrass creek either upstream or downstream of the development.
- On-site retention, off-site retention or a combination of these facilities may be used by the developer to prevent an increase in the water surface profile.



TYPICAL PARKING DIMENSIONS

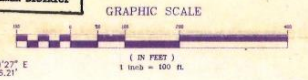
- SIGN LEGEND
- FREESTANDING OFFICE SIGN, 30' sign
 - + APARTMENT SIGN, 6' sign
 - > PARK IDENTIFICATION SIGN
 - * FREESTANDING COMMERCIAL SIGN
 - ◆ FACADE COMMERCIAL SIGN
- NOTE: ALL SIGNS BEHIND BUILDING LINE AND FASLEMENTS

1175 CITY OF LOUISVILLE
DEPARTMENT OF INSPECTIONS, PERMITS & LICENSES
PRELIMINARY DEVELOPMENT SITE PLAN APPROVAL
(Not for Construction)
Date: 7-14-89
Inspector: [Signature]



VICINITY MAP

PRELIMINARY APPROVAL
Conditions of Approval: Note 7 applied
To 2, 10 and 100 per change
State Dept. of Water & Land
Conservation approved the plan
[Signature]
Date: [Blank]
State Water Engineer: [Blank]



GRAPHIC SCALE

City Place

NOTICE OF REVISION
THIS PLAN HAS BEEN REVISED TO A PLAN DATED: [Blank]
FILE: [Blank]

Owner/Developer: Trust of Shelton B. Arterburn, Etal
Waterson Expressway Associates, Ltd.
Paragon Group
Paragon Place
9100 Shelbyville Rd./Suite 100
Louisville, Kentucky 40222
(502) 426-6110



Prepared By: (Architect)
(Engineer)

Holleran Duitman Architects, Inc.
First National Bank Building
1350 Elbridge Payne Rd./Suite 202
St. Louis, Missouri 63017
Schimpeler Corradino Associates
First Trust Centre
200 South Fifth Street/Suite 3001
Louisville, Kentucky 40202

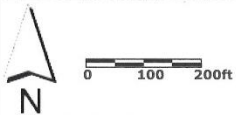
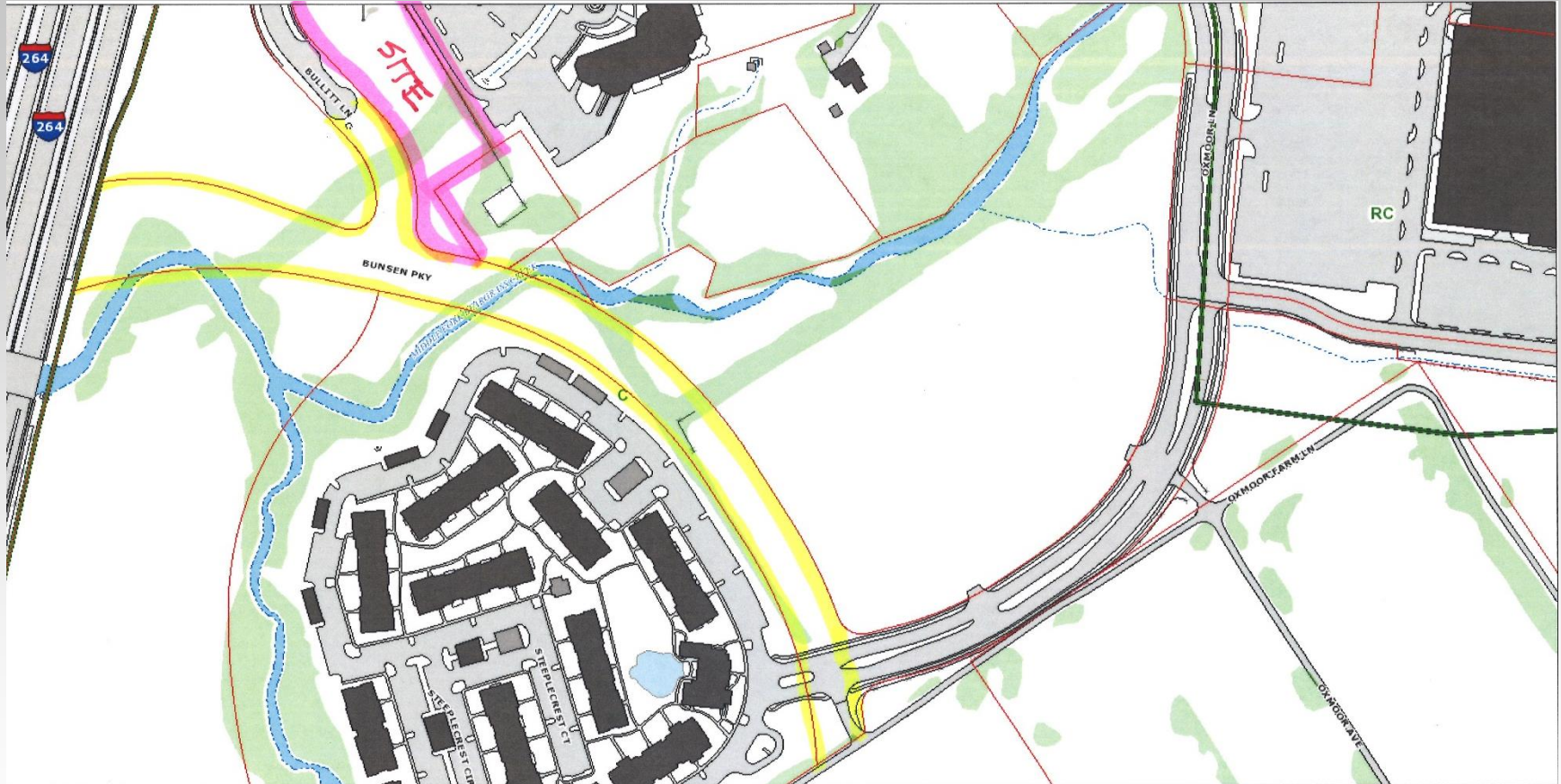
GENERAL DISTRICT DEVELOPMENT PLAN
CHANGE IN ZONING
R-4 TO R-7, OR-3 AND C-2

CITY PLACE 4



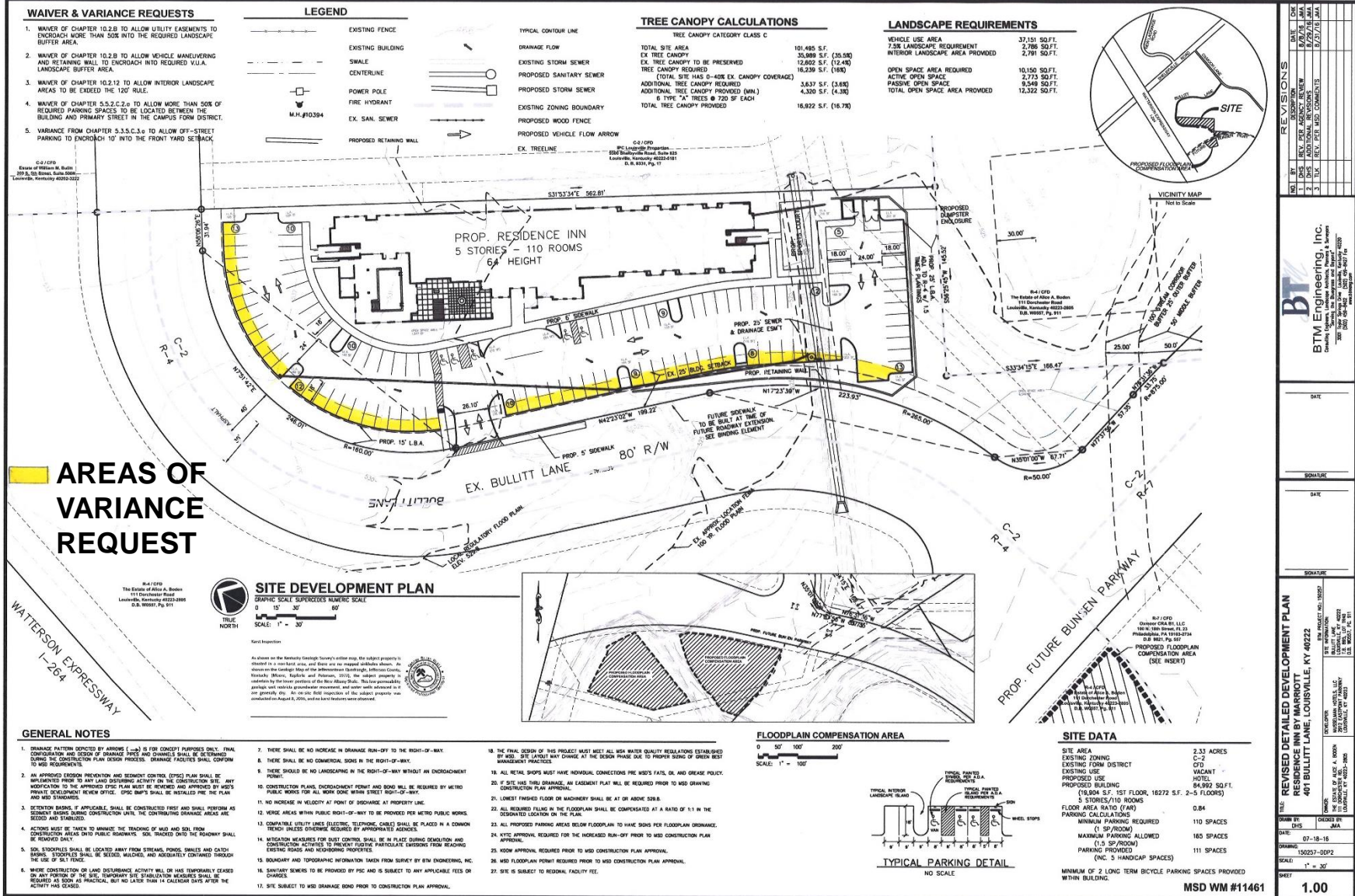
PHASE ONE – THE PARK AT CITY PLACE

342 Apartment Units – Approved 1997

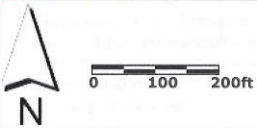
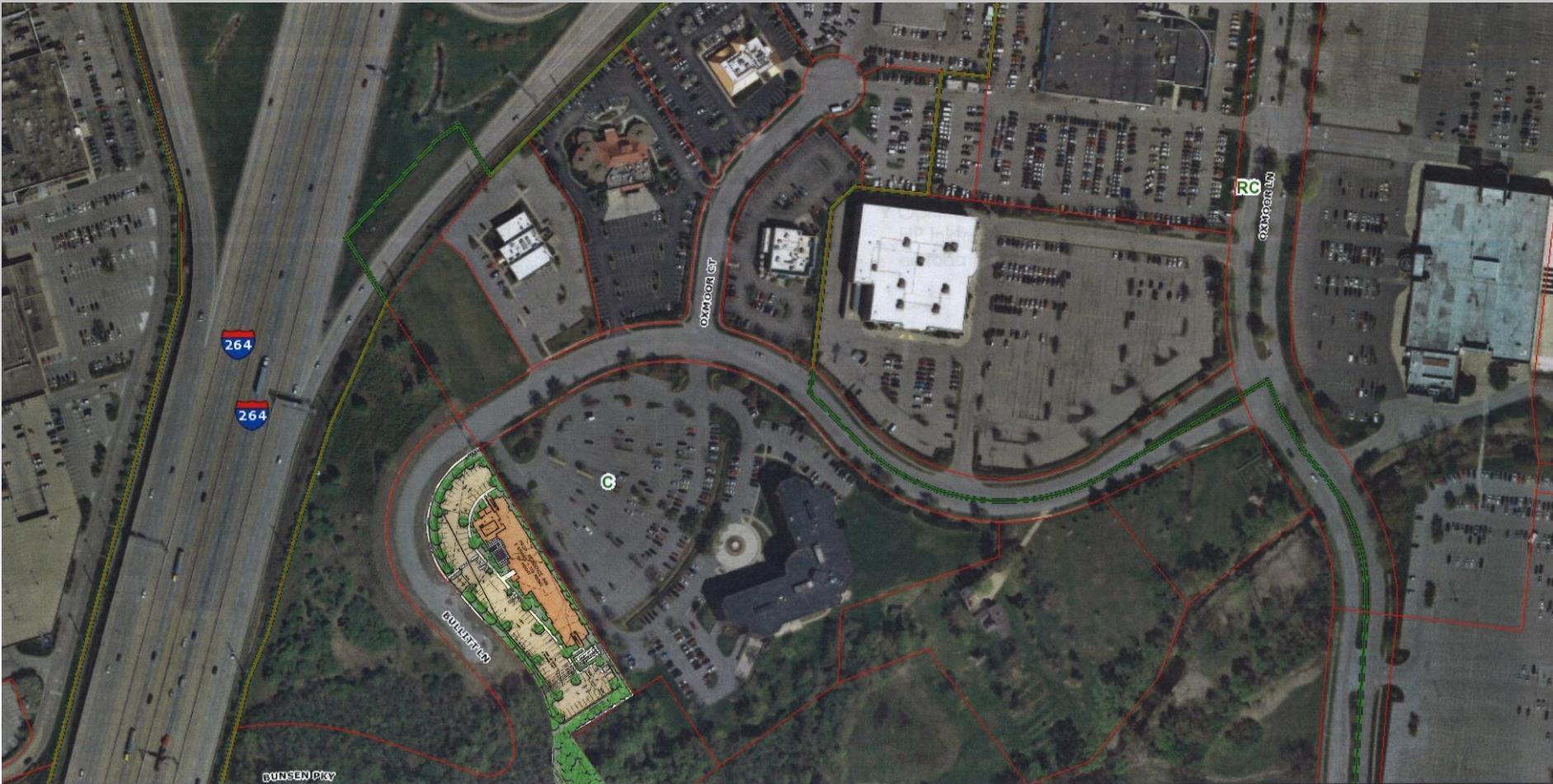


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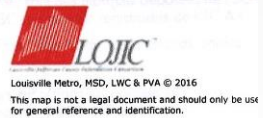
AREAS OF VARIANCE REQUEST



OXMOOR COURT- VICINITY



9/12/2016 9:30:21 AM



BUILDING RENDERINGS



01 SOUTH EXTERIOR ELEVATION
Scale: 3/32" = 1'-0"



02 WEST EXTERIOR ELEVATION
Scale: 3/32" = 1'-0"



03 EAST EXTERIOR ELEVATION
Scale: 3/32" = 1'-0"



01 NORTH EXTERIOR ELEVATION
Scale: 3/32" = 1'-0"



interior architecture
interior architecture
3250 Riverside Parkway, Louisville, KY 40228
tel: 502.486.1100 fax: 502.486.1100

E U R O

EXTERIOR ELEVATIONS
RESIDENCE INN for
MOTELS
Bullitt Lane
Louisville, Kentucky 40222

DATE: 06.10.16
DRAWN BY: JAK
CHECKED BY:
REVISIONS:

11
#211618

A2.00

DESIGN DEVELOPMENT

View at Existing Curbcut- Bullitt Lane



SITE



View at South Terminus of Bullitt Lane



SITE

