

**Board of Zoning Adjustment  
Staff Report  
January 23, 2017**



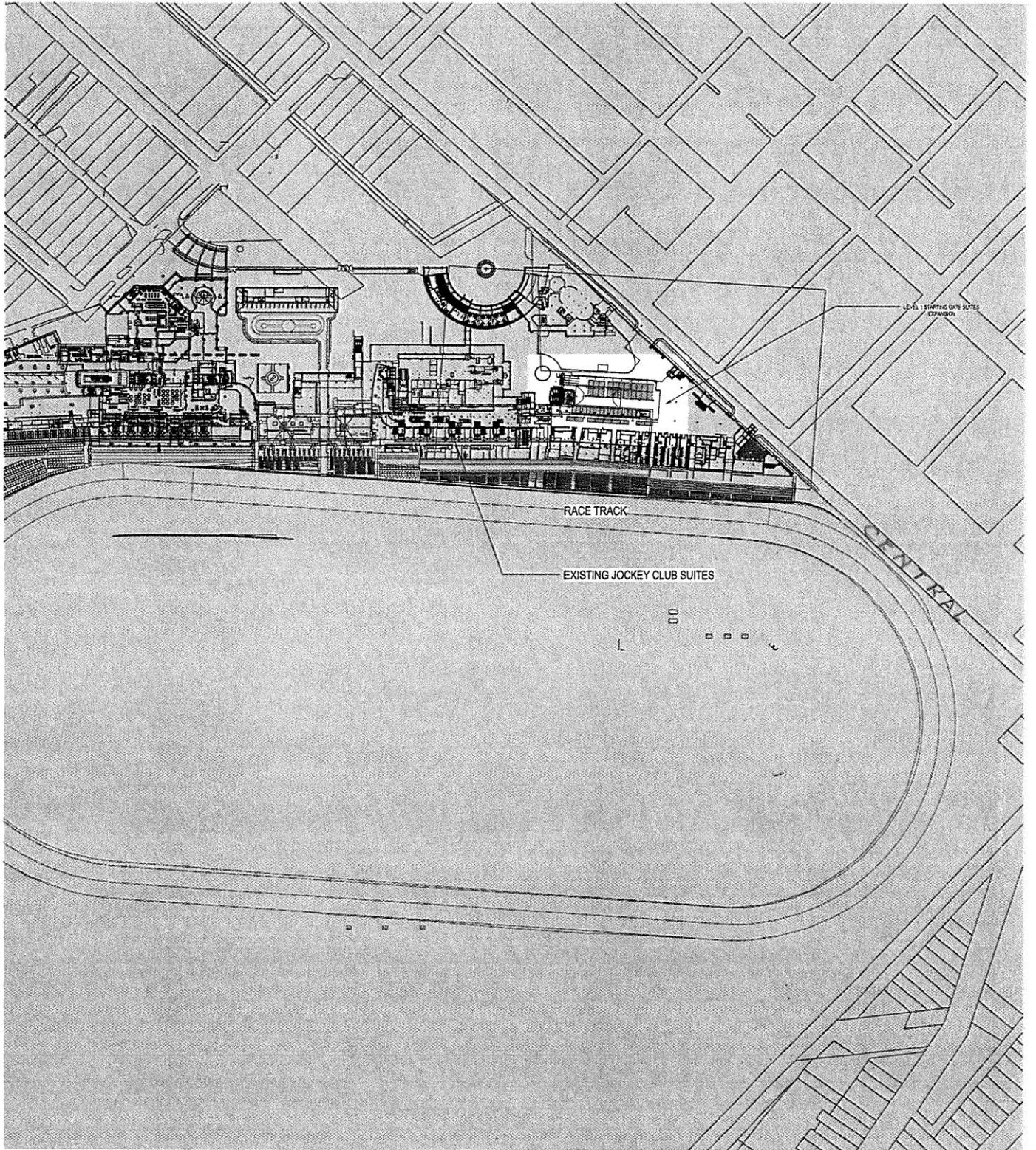
<b>Case No:</b>	17DevPlan1001
<b>Project Name:</b>	Starting Gate Suites
<b>Location:</b>	700 Central Avenue
<b>Owner:</b>	Churchill Downs
<b>Applicant:</b>	Calhoun Construction Services
<b>Size:</b>	60,000 square feet
<b>Existing Zoning District:</b>	R-6
<b>Existing Form District:</b>	Campus
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	15—Marianne Butler
<b>Case Manager:</b>	Steve Hendrix, Planning Supervisor

**REQUEST**

An amendment of the development plan and an expansion of its nonconforming use rights allowed by KRS 100.253(2). Churchill Downs is requesting construction of the Starting Gate Suites which will be approximately 60,000 square feet of new commercial space on the north end of the facility. According to the submitted letter, the structure will feature three floors of (36) individual suites along with dining and event space and erected adjacent to the Jockey Club Suites which opened in 2003.

**Attachments:**

1. Site Plan
2. Pictures



① OVERALL ARCHITECTURAL SITE PLAN  
1" = 100'-0"



