

Docket No. 13DEVPLAN1115

Category 3  
Development Plan  
with a variances to  
allow a hotel on  
property located at  
1041 Zorn Avenue



Attorneys:  
Bardenwerper  
Talbot & Roberts, PLLC

Land Planners, Landscape  
Architects and Engineers:  
Milestone Design Group

Architects:  
Studio Kremer

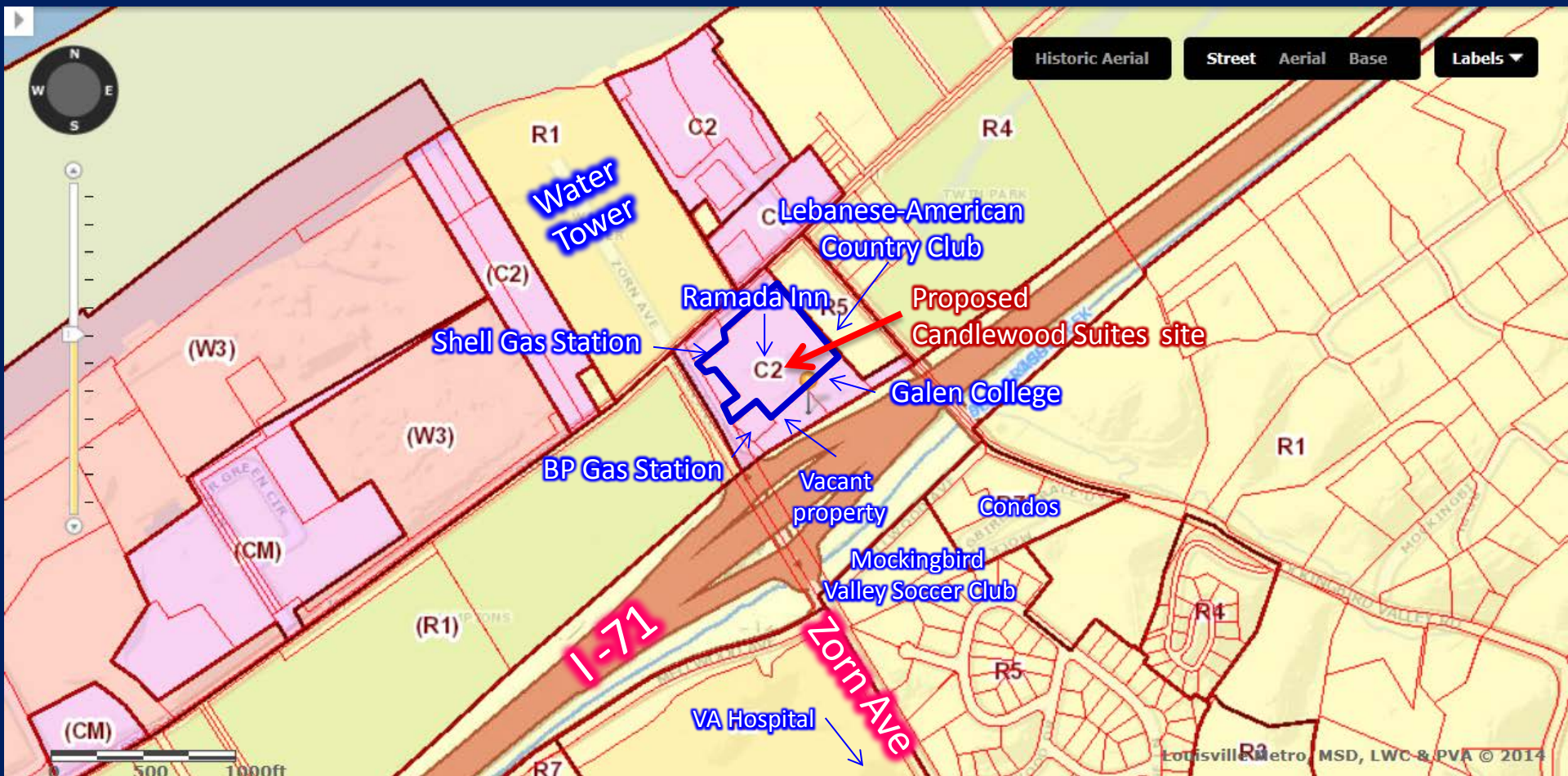
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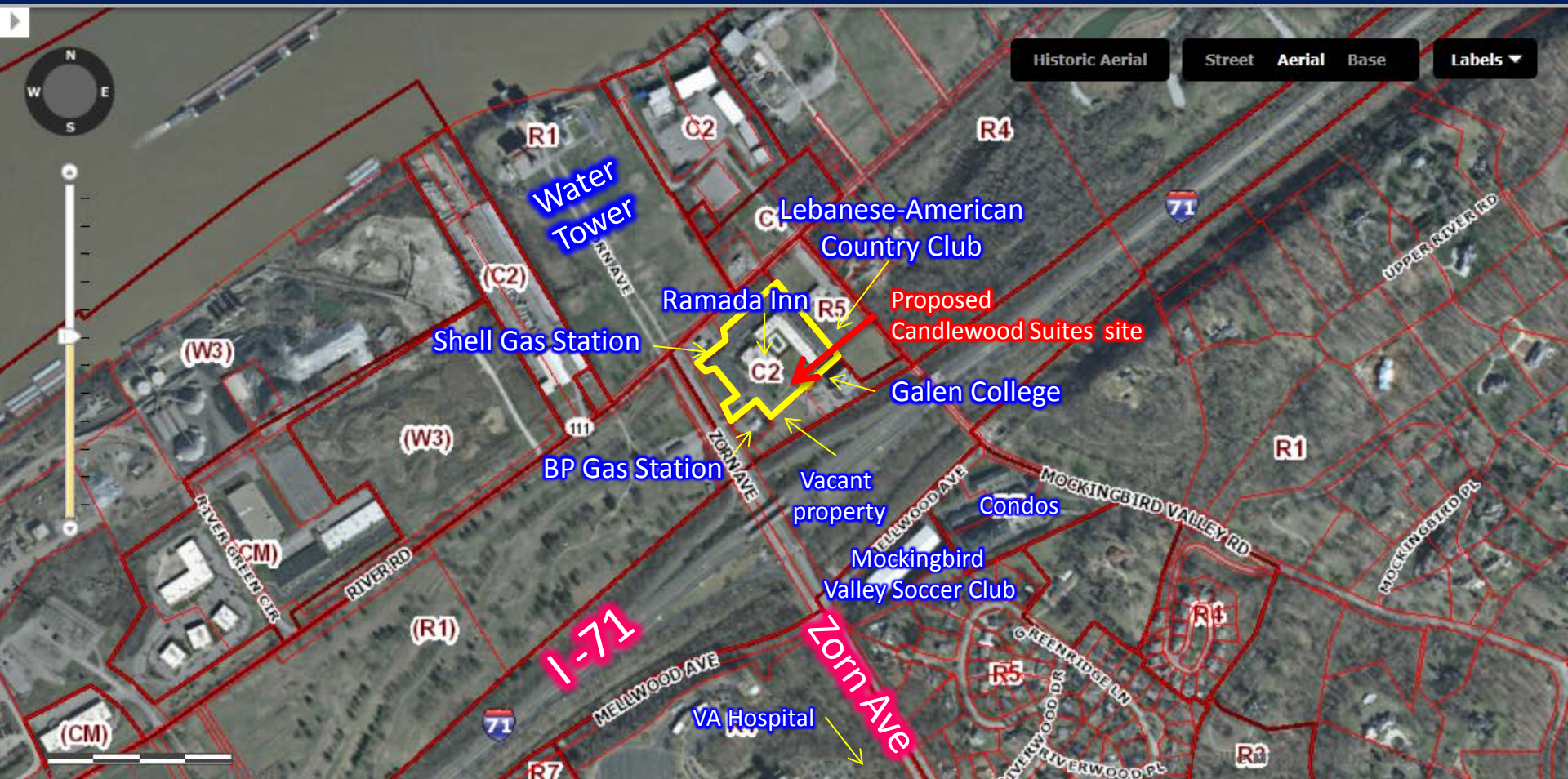


Tab 1

LOJIC Zoning Map and  
aerial of site and surrounding area





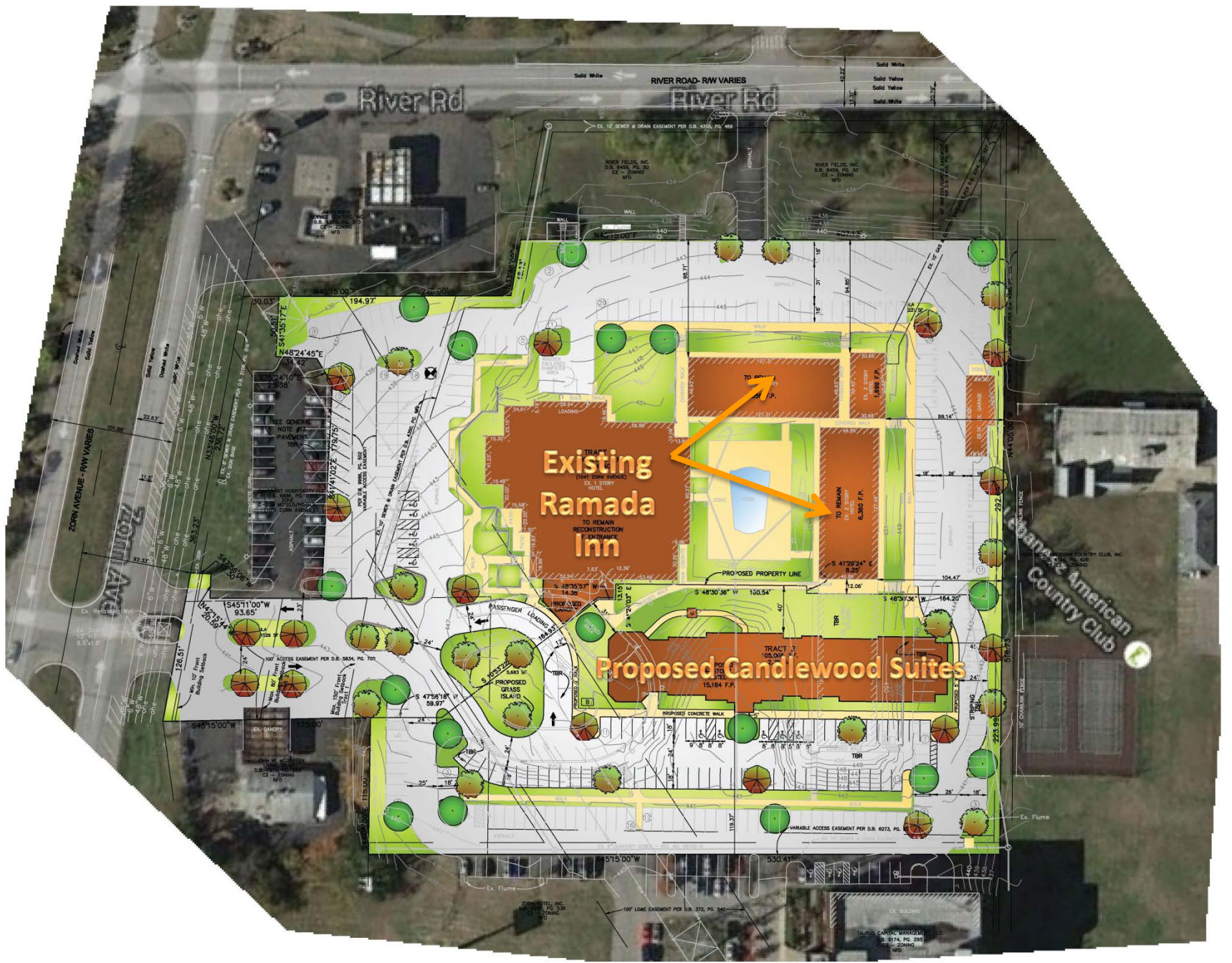




# Tab 2

## Color Development Plan













Tab 3

Photographs of the site



View of existing Ramada Inn and site of proposed Candlewood Suites (portion of white building at center of photograph coming down) and Galen College building.



View of existing Ramada Inn and proposed Candlewood Suites site. A portion of the building to the right to be removed.



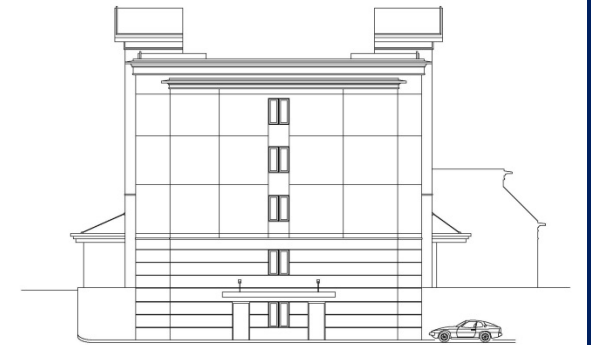


View of Galen College building and existing Ramada Inn building, portion of which will be removed for the proposed Candlewood Suites.



# Tab 4

## Building Elevations





## Tab 5

Approved development plan for planned 6-hotel (69.75' to 83.75' tall) on adjoining site next door to proposed 4-story Candlewood Suites hotel which is shorter as shown on the proposed development plan and in the pending application

# SITE TREE CANOPY REQUIREMENTS

TREE CANOPY CATEGORY CLASS C  
TOTAL SITE AREA 99,242 S.F.  
EX. TREE CANOPY TO BE PRESERVED 0% (11,848 S.F.)  
TREE CANOPY REQUIRED 20% (11,848 S.F.)  
NEW TREE CANOPY PROVIDED 20% (11,848 S.F.)  
2 TYPE "A" STREET TREES (900 S.F. EACH) 1,800 S.F.  
14 TYPE "A" INTERIOR TREES (720 S.F. EACH) 10,080 S.F.

## DATA

SITE AREA 1.36 ACRES  
EXISTING ZONING C-2  
EXISTING FORM DIST. NFD  
EXISTING USE VACANT  
**PROPOSED USE HOTEL**  
**6 STORY/143 ROOMS**  
TOTAL BUILDING AREA 95,220 SQ.FT.  
15,870 SQ.FT./FLOOR  
F.A.R. 1.62  
PARKING REQUIREMENTS  
MINIMUM PARKING REQ. 143 SPACES  
1 SP/ROOM  
MAXIMUM PARKING ALLOWED 215 SPACES  
1.5 SP/ROOM  
PARKING PROVIDED 143 SPACES  
OPEN PARKING 77 SPACES  
GARAGE PARKING 66 SPACES  
(INC. 5 HANDICAP SPACES)

### GENERAL NOTES:

1. DRAINAGE PATTERN DEPICTED BY ARROWS (→) IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD STANDARDS.
2. THERE SHALL BE NO DIRECT ACCESS TO ZORN AVENUE.
3. AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
4. DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDS AND STABILIZED.
5. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAY. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
6. STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDS, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
7. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
8. WORK WITHIN 30' SEWER EASEMENT WILL REQUIRE EASEMENT ENFORCEMENT PERMIT AND BOND.
9. STATE DIVISION OF WATER PERMIT REQUIRED.
10. SUBJECT TO REGIONAL FACILITY FEES.
11. ANY FILL MUST BE COMPENSATED AT 1:1.
12. SUBJECT TO MSD FLOODPLAIN PERMIT.
13. KENTUCKY DOT APPROVAL REQUIRED. DESIGN SERVICES: DEC 04/2008
14. CONSTRUCTION PLANS, BOND AND ENFORCEMENT PERMIT ARE REQUIRED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
15. LIGHTING SHALL COMPLY WITH THE APPLICABLE STANDARDS IN THE LAND DEVELOPMENT CODE.
16. THE SIDEWALK FEE-IN-LIEU FOR THE ZORN AVENUE SIDEWALK REQUIREMENT SHALL BE PAID PRIOR TO CONSTRUCTION APPROVAL.
17. BUILDING WILL BE SUBJECT TO DEED OF RESTRICTION AND ELEVATION CERTIFICATE.
18. SEWERS BY CONNECTION AND SUBJECT TO ALL APPLICABLE FEES.
19. NIGHT LIGHTING SHALL CONFORM TO SECTION 4.1.3 OF THE LOUISVILLE DEVELOPMENT CODE.

### LANDSCAPE REQUIREMENT

V.U.A. 29,342 SQ.FT.  
7.5 % REQUIREMENT 2,201 SQ.FT.  
I.L.A. PROVIDED 2,271 SQ.FT.

### TYPICAL PARKING DETAIL

NO SCALE

CATEGORY 3 DEVELOPMENT PLAN  
HOLIDAY INN  
PLANNING SERVICES  
DESIGN SERVICES  
DATE: 11/11/08  
SCALE: 1" = 40'  
SHEET 1 OF 1

MSD WM# 9985



DEPARTMENT OF CODES & REGULATIONS  
DIVISION OF PLANNING & DESIGN SERVICES

LOUISVILLE, KENTUCKY

JERRY E. ABRAMSON  
MAYOR

WILLIAM P. SCHRECK, DIRECTOR

February 20, 2009

Frank Csapo  
Zorn Hotel, Inc.  
320 Whittington Parkway, Suite 212  
Louisville, Kentucky 40222

Dear Mr. Csapo:

On December 15, 2008, the Board of Zoning Adjustment approved variances to allow a proposed hotel to exceed the maximum permitted height on property located at 1033 Zorn Avenue. In considering the requests, the Board relied on information provided by its staff that the maximum permitted building height for the hotel was 45 feet. Following this approval, it was discovered that the maximum building height was actually 30 feet. The variances that were approved do not operate to allow the building to be built as requested to a height of 84.75 feet in the front and 98.75 feet in the rear.

However, the variances that were approved on December 15th are valid to the extent that they allow the hotel to exceed the maximum permitted height, though not to the extent originally requested. No additional approval of the variances is required from the Board of Zoning Adjustment to allow the building to be built to a height of 69.75 feet in the front and 83.75 feet in the rear. These figures represent the requested building height minus the 15 feet difference between what was mistakenly stated as the maximum building height (45 feet) and the correct maximum building height (30 feet). If additional building height is required, the Board must take action to review the requested additional building height in accordance with Kentucky Revised Statutes, Chapter 100, and the provisions of the Land Development Code.

Sincerely

A handwritten signature in dark ink, appearing to read "Charles C. Cash, Jr.", is written over the word "Sincerely".

Charles C. Cash, Jr., AIA  
Director  
Planning and Design Services

cc: Deborah Bilitski  
Theresa Senninger  
Bruce Traugher