

Board of Zoning Adjustments
Staff Report
December 16, 2019



Case No:	19-NONCONFORM-0029
Project Name:	Churchill Downs Hotel Expansion
Location:	700 Central Avenue
Appellant:	Churchill Downs Incorporated
Representative:	Jon Baker, Esq.
Jurisdiction:	Louisville Metro
Council District:	15 – Kevin Triplett
Case Manager:	Chris French, AICP, Planning and Design Supervisor

REQUEST(S)

- A request to expand nonconforming rights on property located at 700 Central Avenue, in accordance with KRS 100.253(2)

CASE SUMMARY/BACKGROUND

KRS 100.254 (2) states:

The board of adjustment shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless the new nonconforming use is in the same or a more restrictive classification, provided, however, the board of adjustment may grant approval, effective to maintain nonconforming-use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or extension was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.

Churchill Downs requests an expansion of nonconforming use rights allowed by KRS 100.253(2) to construct the following improvements to the turn one area of the racetrack:

- 156 room luxury hotel
- 5,500 racetrack seats situated between the hotel and the track
- Historic racing machine facility (HRM)
- Modern amenity space (turn one improvements)

To accommodate these improvements, the existing parking lot (vehicle use area) would be reduced from 1,604,972 square feet to 1,533,738 square feet. After the improvements there would remain 4,024 off-street parking spaces on the site, which would meet the LDC parking requirements.

With this addition to the racetrack, the LDC would require the extension of the existing sidewalk along Longfield Avenue to the remainder the street frontage. The applicant has agreed to provide the sidewalk and has revised the development plan to show the sidewalk along Longfield Avenue.

The area of the improvements (turn one area) is located within the R-5 and R-6 residentially zoned portions of the property (see zoning map, attachment 1).

STAFF ANALYSIS/FINDINGS

The Board of Zoning Adjustment should acknowledge the expansion of the nonconforming rights and approve such expansion as allowed by KRS 100.253(2).

INTERESTED PARTY COMMENTS

No comments submitted.

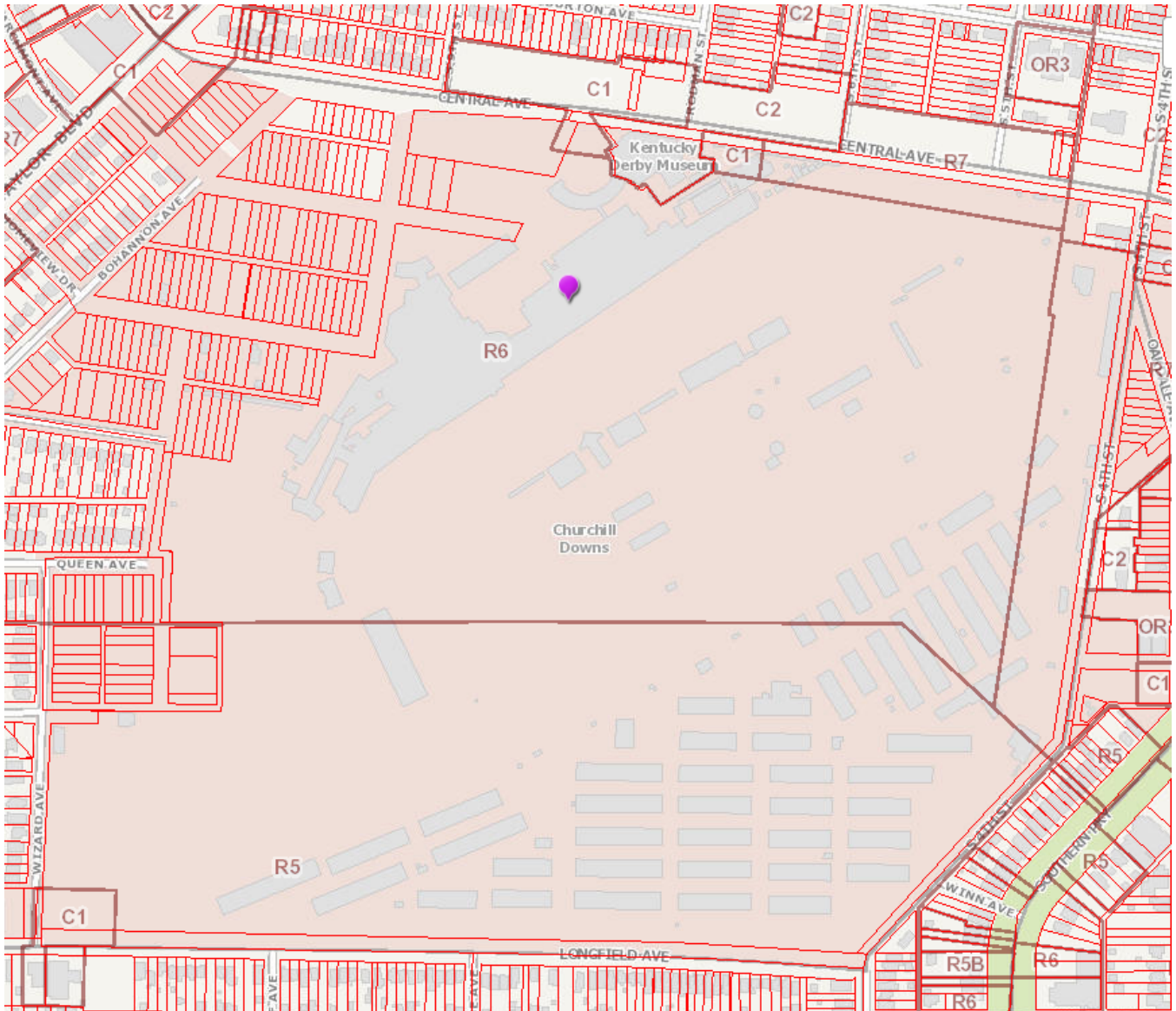
NOTIFICATION

Date	Purpose of Notice	Recipients
12/2/2019	Written notice of BOZA public hearing	Adjoining property owners
12/6/2019	BOZA public meeting signs	Two signs posted on the property (Central Ave and Longfield Ave)
12/2/2019	Email notice of BOZA public hearing	Those subscribed to GovDelivery email notification for District 15

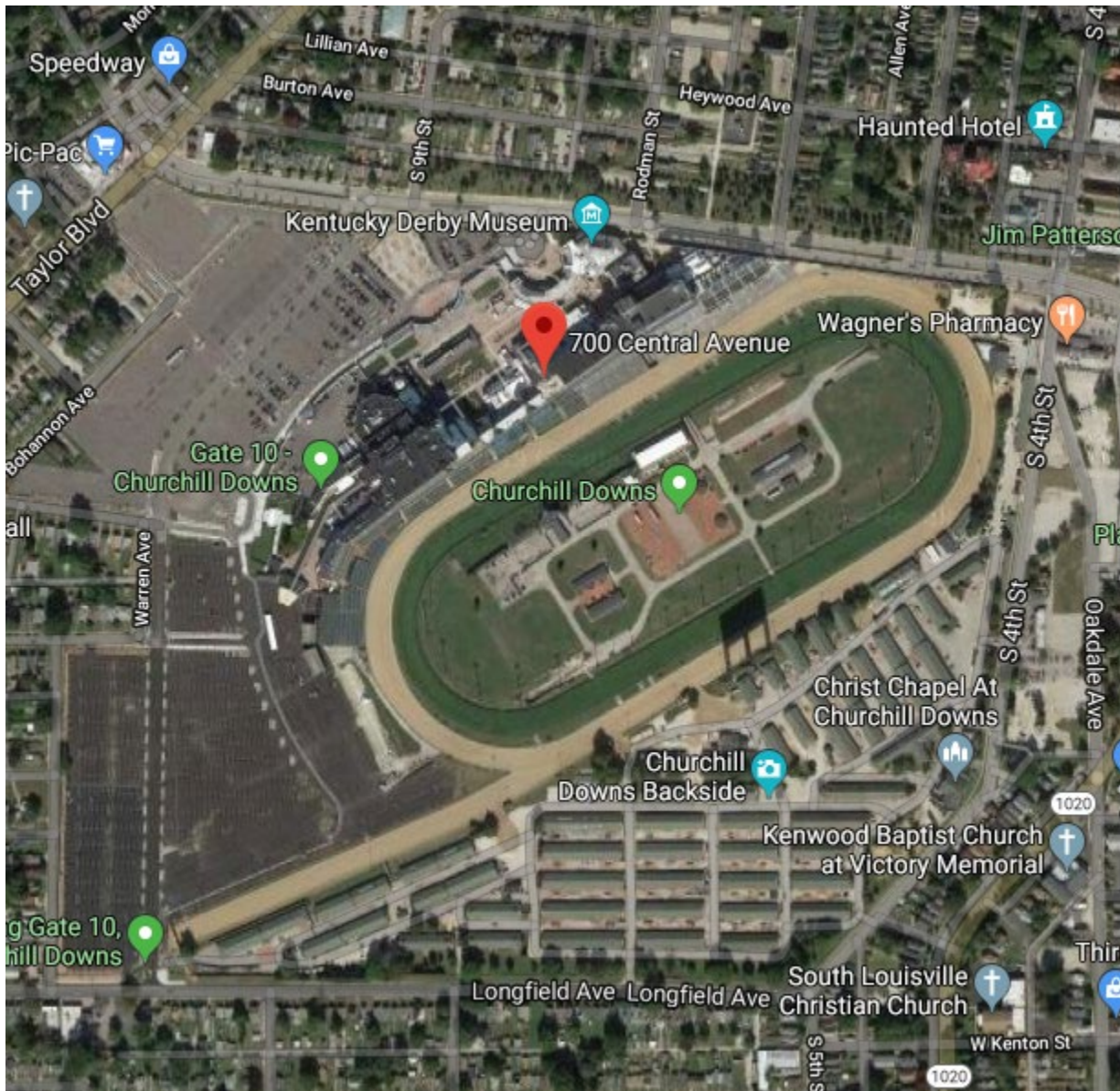
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan and Renderings
4. Site Photographs

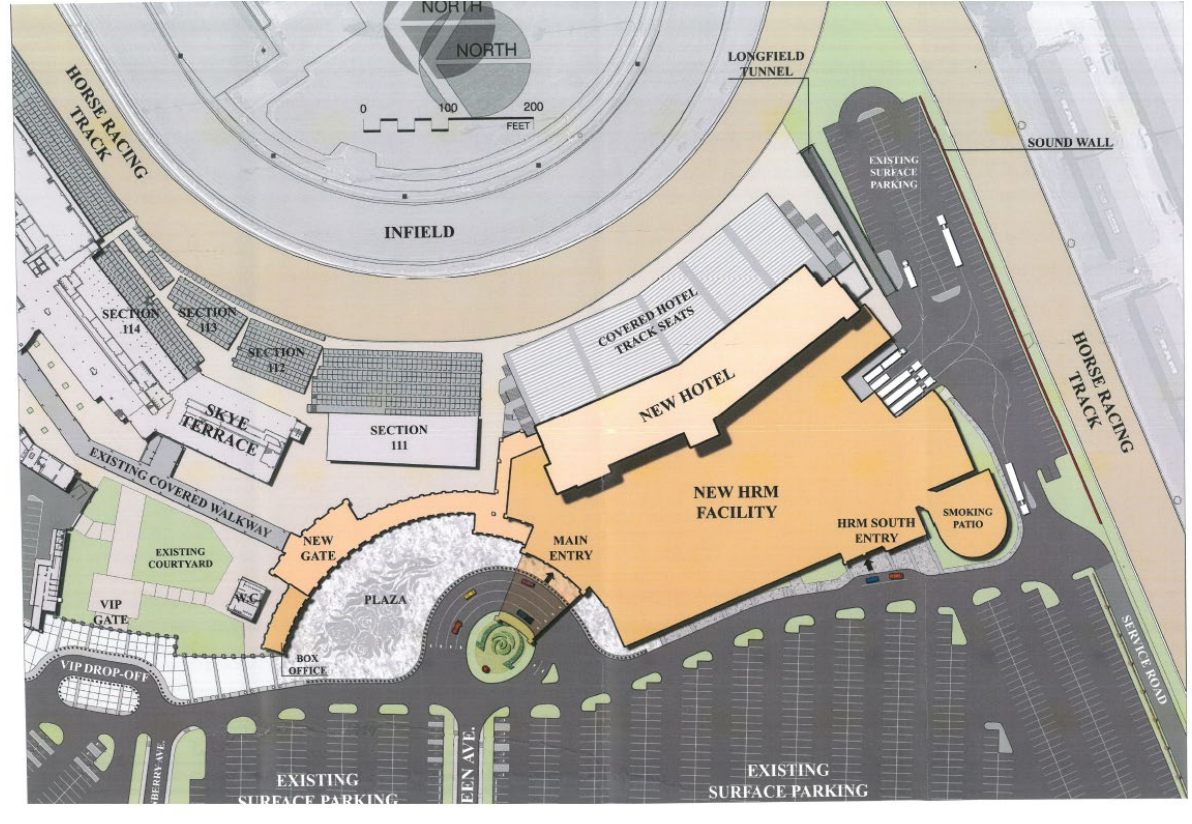
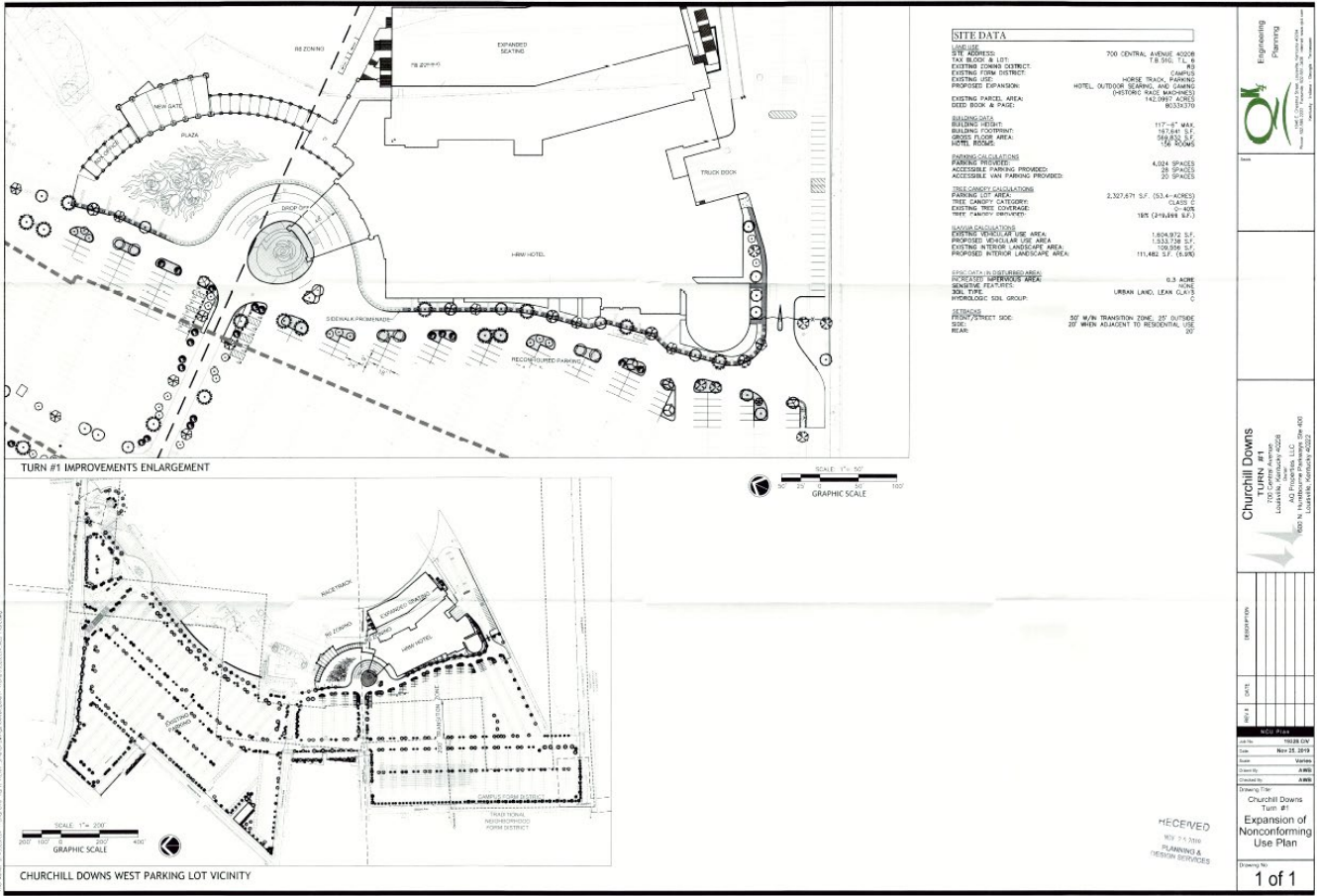
1. Zoning Map



2. Aerial Photograph



3. Plan and Renderings





4. Site Photographs



