

**19-CAT3-0011 &
19-VARIANCE0010
700 E MAIN**



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Lacey Gabbard, AICP, Planner I
September 9, 2019**

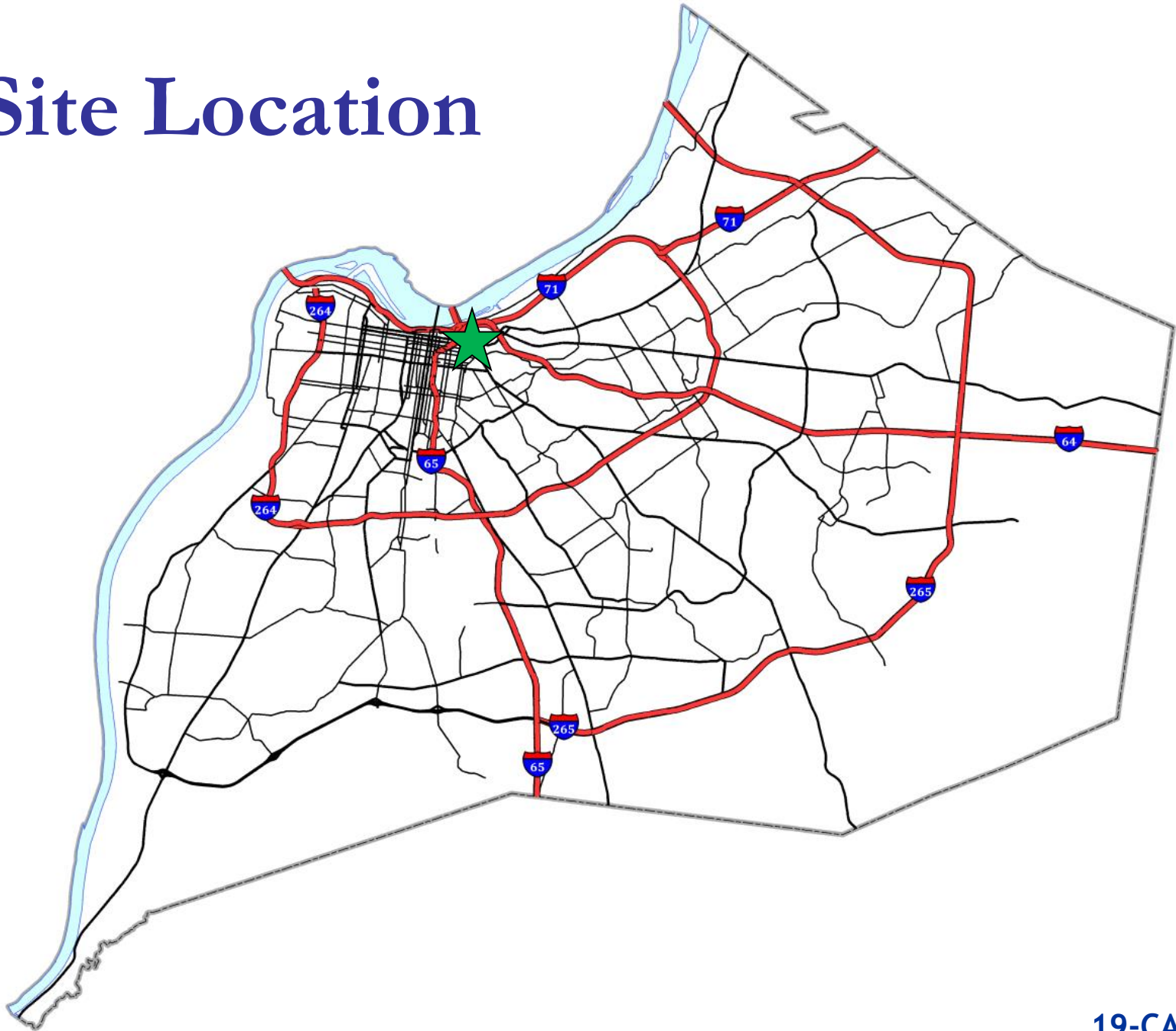
Request

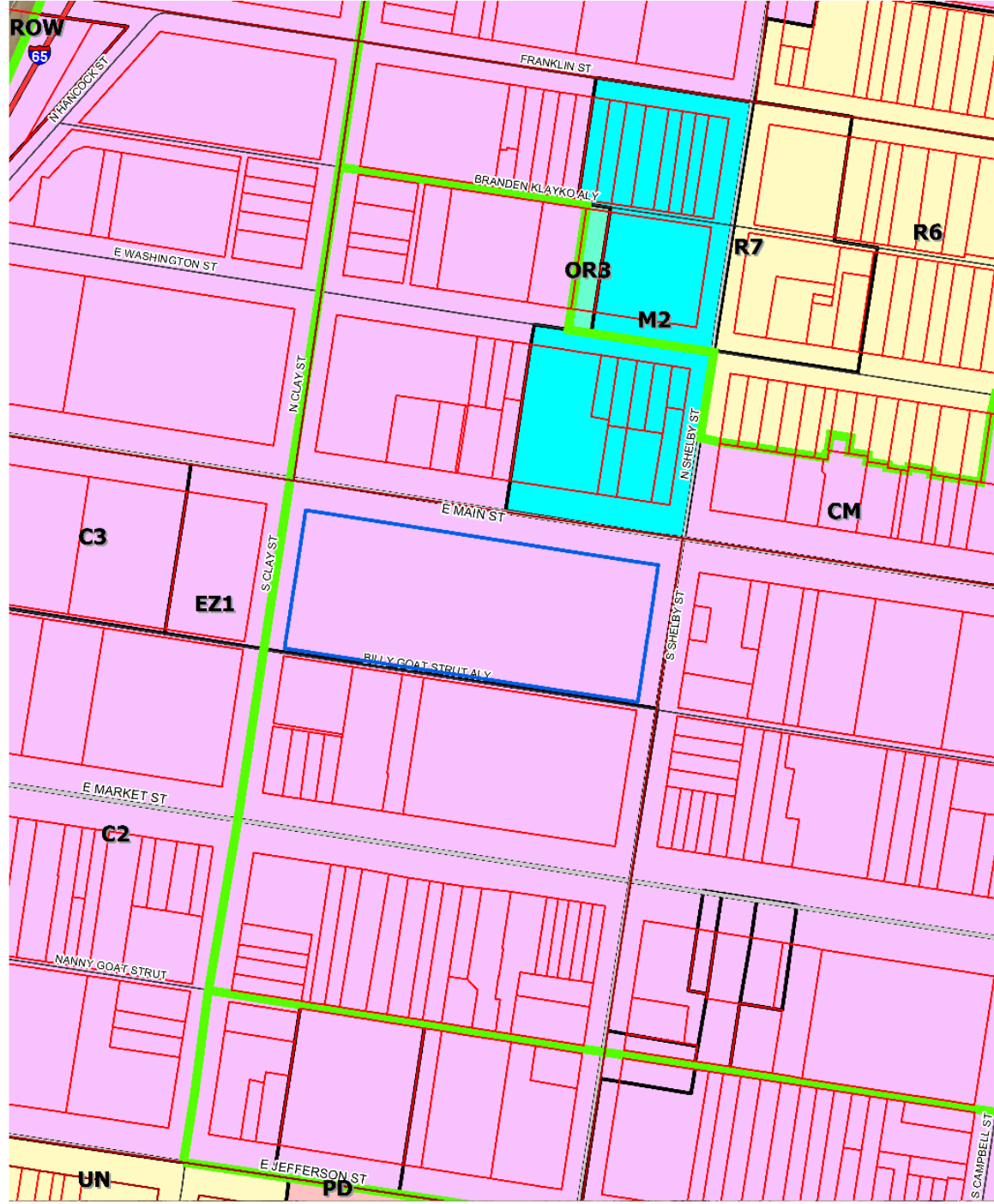
- Category 3 Development Plan
- Variance to allow the building to exceed the maximum height allowed
 - Allowed height is 50 feet
 - Applicant is requesting 93 feet

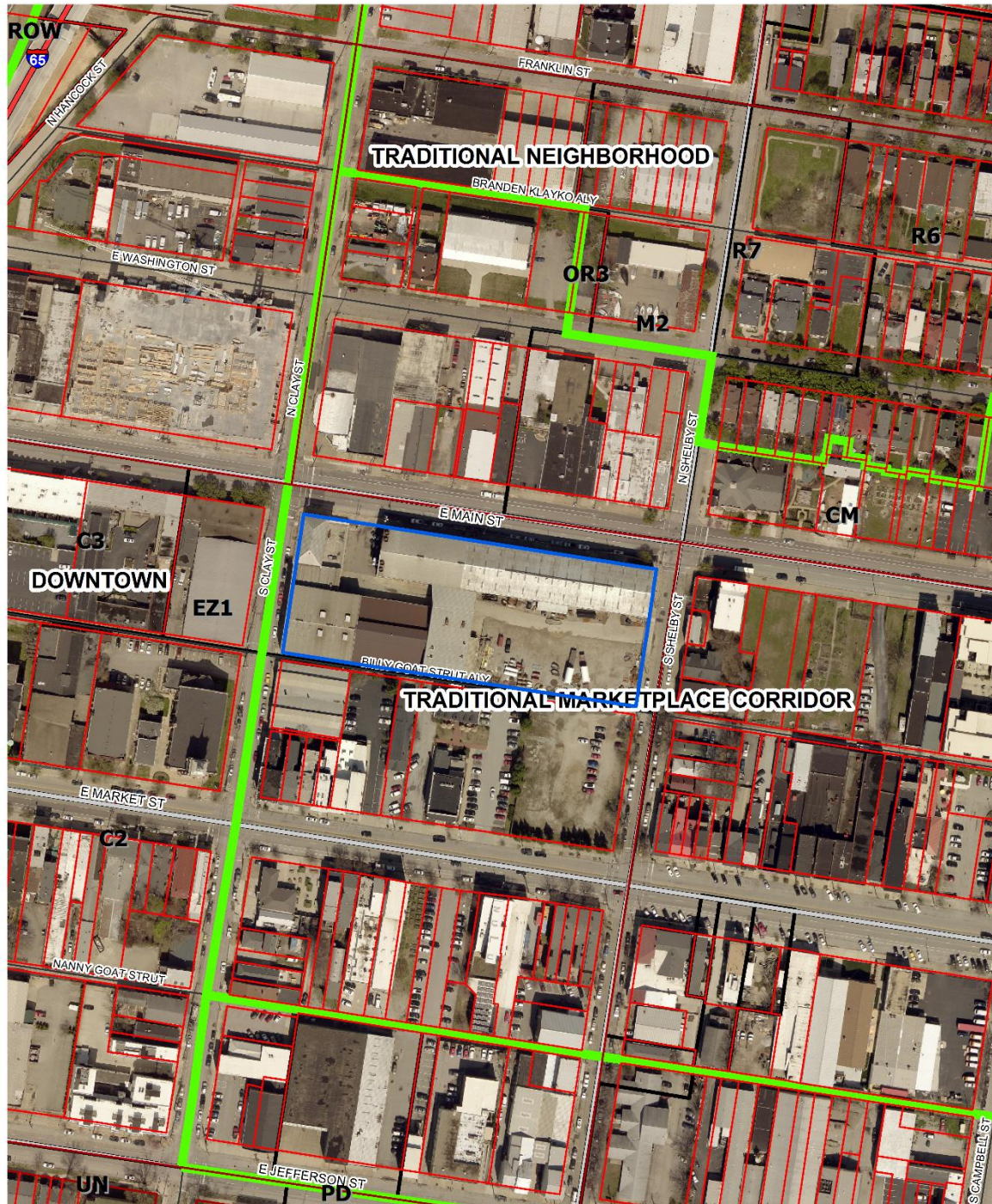
Case Summary / Background

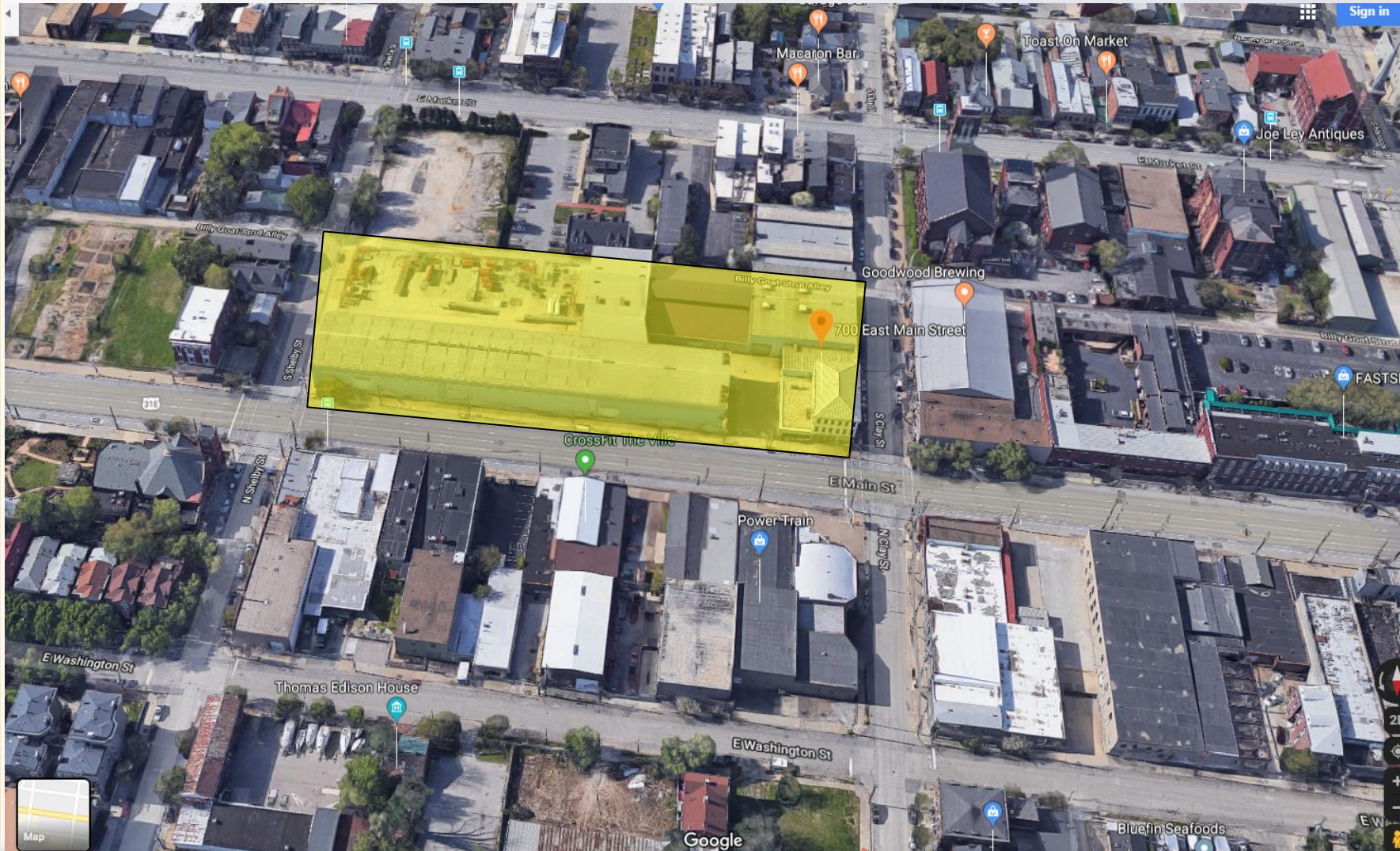
- The subject site is zoned EZ-1 Enterprise Zone in the Traditional Marketplace Corridor form district.
- The applicant is proposing to construct a 305-unit mixed-use apartment community with commercial retail uses.

Site Location









Elevation



Elevation



F1 S. CLAY STREET ELEVATION

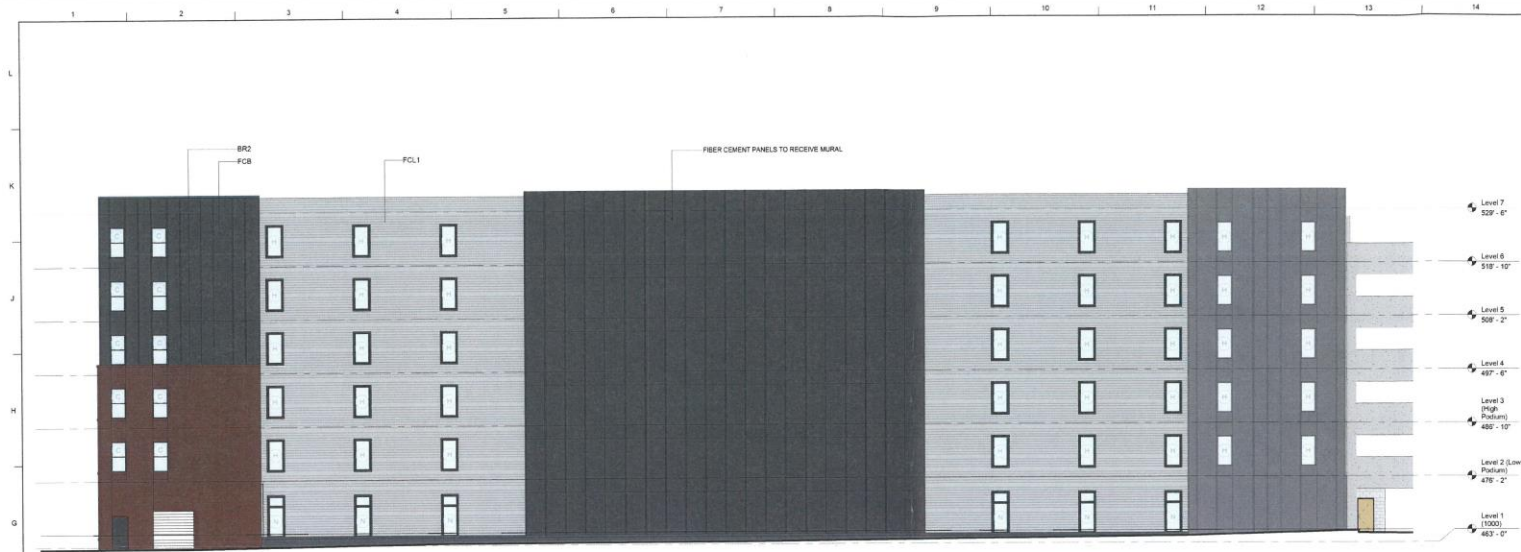


A1 S. SHELBY STREET ELEVATION

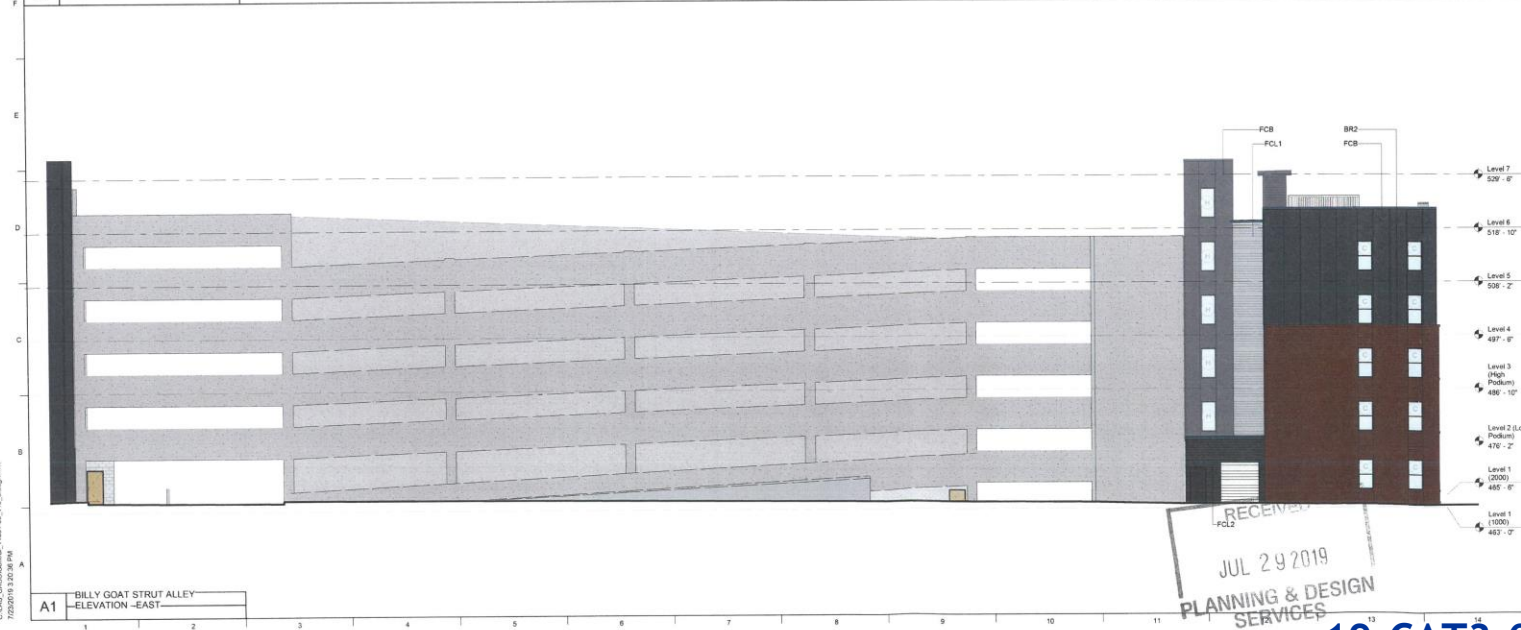
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Elevation



F1 BILLY GOAT STRUT ALLEY
ELEVATION -WEST



A1 BILLY GOAT STRUT ALLEY
ELEVATION -EAST

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Elevation



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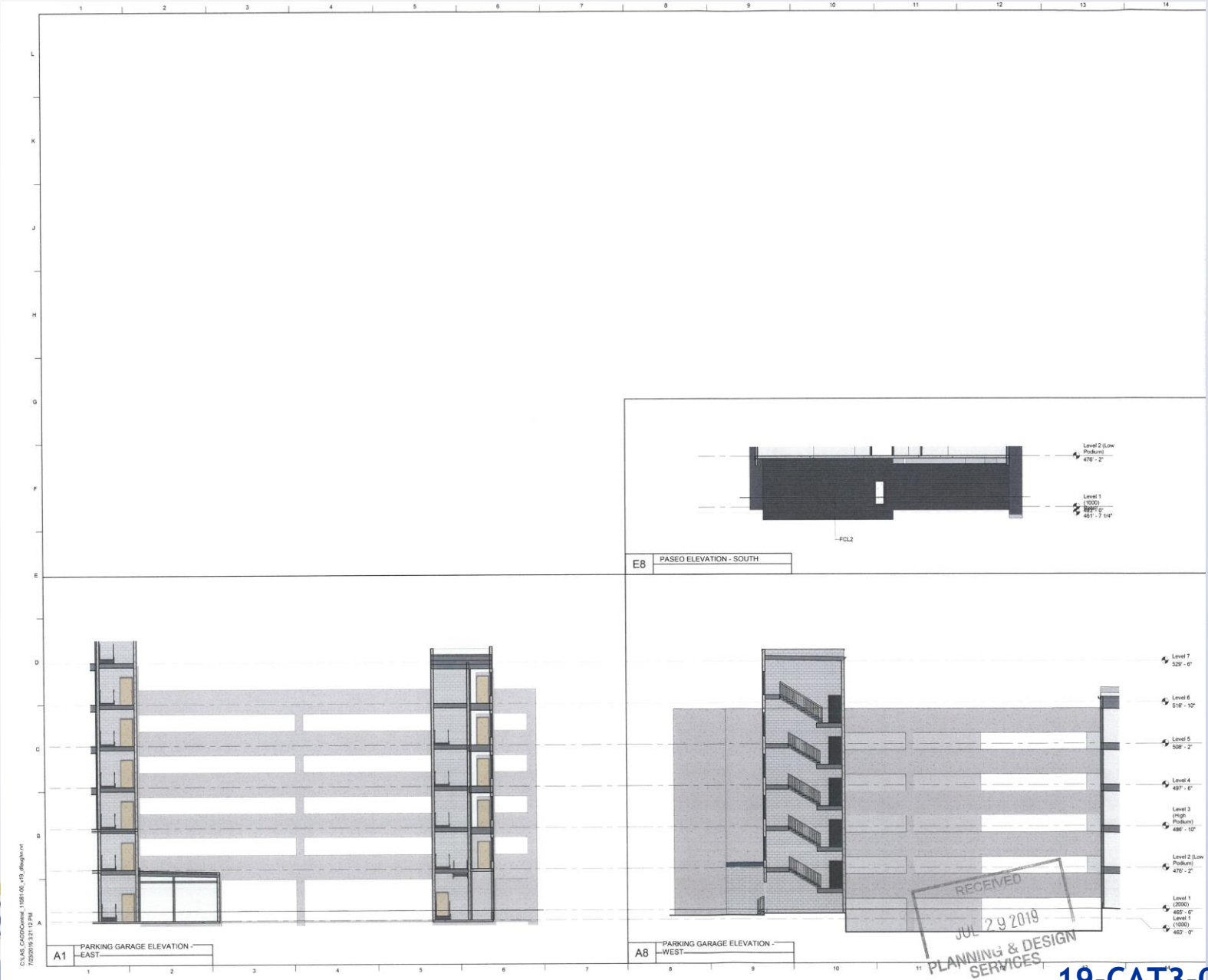
Elevation



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Elevation



Renderings



1



2



3



4

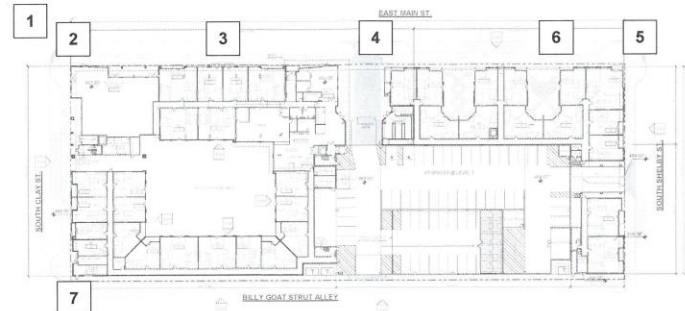
RENDERINGS - EAST MAIN ST. AND SOUTH CLAY ST.
 700 E. Main Street
 Louisville, KY 40202
 07/29/19

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 LORD AECK SARGENT
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19-OVERLAY-0005
 19-CAT3-0011

Renderings



KEY PLAN



RENDERINGS - SOUTH SHELBY ST. AND BILLY GOAT STRUT ALLEY

700 E. Main Street
Louisville, KY 40202
07/29/19



19-OVERLAY-0005
19-CAT3-0011

Renderings



RENDERINGS - ADDITIONAL HEIGHT EXHIBIT

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Renderings



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Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property




Billy Goat Strut Alley

Site Photos-Subject Property



Site Photos-Subject Property



 View of Main & Clay from the subject site

Conclusion

- The variance request appears to be adequately justified and meets the standard of review.

Required Action

- Category 3 Development Plan. Approve/Deny
- Variance: to allow the building to exceed the maximum height allowed. Approve/Deny