

**Development Review Committee  
Staff Report  
April 1, 2015**



<b>Case Number(s):</b>	15Devplan1003
<b>Project Name:</b>	Holiday Inn Express & Suites
<b>Location:</b>	800 W. Market St.
<b>Applicant:</b>	Morley& Associates, Inc.
<b>Owner(s):</b>	Louisville Glassworks Hotel Partners
<b>Representative:</b>	Bowers Harrison, LLP.
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	4 – David Tandy
<b>Case Manager:</b>	<b>Latondra Yates, Planner II</b>

**REQUEST**

- Category 3 Plan for construction of a hotel.

**CASE SUMMARY/BACKGROUND/SITE CONTEXT**

The Category 3 Plan is for construction of an 8-story, 145-room Holiday Inn Express & Suites.

The applicant has submitted elevations that meet the Downtown Form District standards. The elevations meet building design standards that require vertical and horizontal rhythm, including use of columns, piers and window design/placement of similar architectural features no less than every 20 ft, no greater than 40 ft. to create vertical breaks at regular intervals; and a clear visual distinction between the ground floor and upper level floors using cornice lines, windows or similar architectural elements, varying in elevation no more than 36' from one building to the next. Principal entry doors are oriented toward the street and clearly identifiable through the use of architectural design elements.

There is no tree canopy requirement as there is a 100% reduction for developments in traditional form districts with FARs greater than 1.0. There is also no landscaping requirement as property perimeter LBAs are not required in the Downtown Form District, and there is no exposed vehicular use area requiring screening.

## PREVIOUS CASES ON SITE

### 14DDRO1011

The site is located in the West Downtown Overlay District. An Overlay Permit was issued with conditions by the Downtown Development Review Overlay Committee in November, 2014. The conditions were:

1. The applicant shall consider increasing the amount of hardscape materials on the eastern and northern façade of the building. Applicant shall coordinate with Landmarks staff the extent to which these materials shall be used.
2. Staff will contact DDRO members with final renderings.

### 9-76-00

Area-wide rezoning from C-1 to C-3

## SITE CONTEXT

The site is zoned C-3 in the Downtown Form District (DFD). It is surrounded by property zoned C-3 in the DFD, except to the north, where there is M-2 zoned property.

## LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Vacant commercial	C-3	DFD
<b>Proposed</b>	Commercial	C-3	DFD
<b>Surrounding Properties</b>			
<b>North</b>	Industrial	M-2	DFD
<b>South</b>	Commercial	C-3	DFD
<b>East</b>	Commercial	C-3	DFD
<b>West</b>	Commercial	C-3	DFD

## INTERESTED PARTY COMMENTS

None received.

## APPLICABLE PLANS AND POLICIES

Land Development Code

## TECHNICAL REVIEW

No outstanding technical review items

## STAFF CONCLUSIONS

The Category 3 Plan meets the applicable sections of the LDC. There are no waivers or variances requested.

Based upon the information in the staff report, testimony and evidence provided, the Development Review Committee must determine if the proposal meets the standards for a Category 3 Plan as established in the Land Development Code.

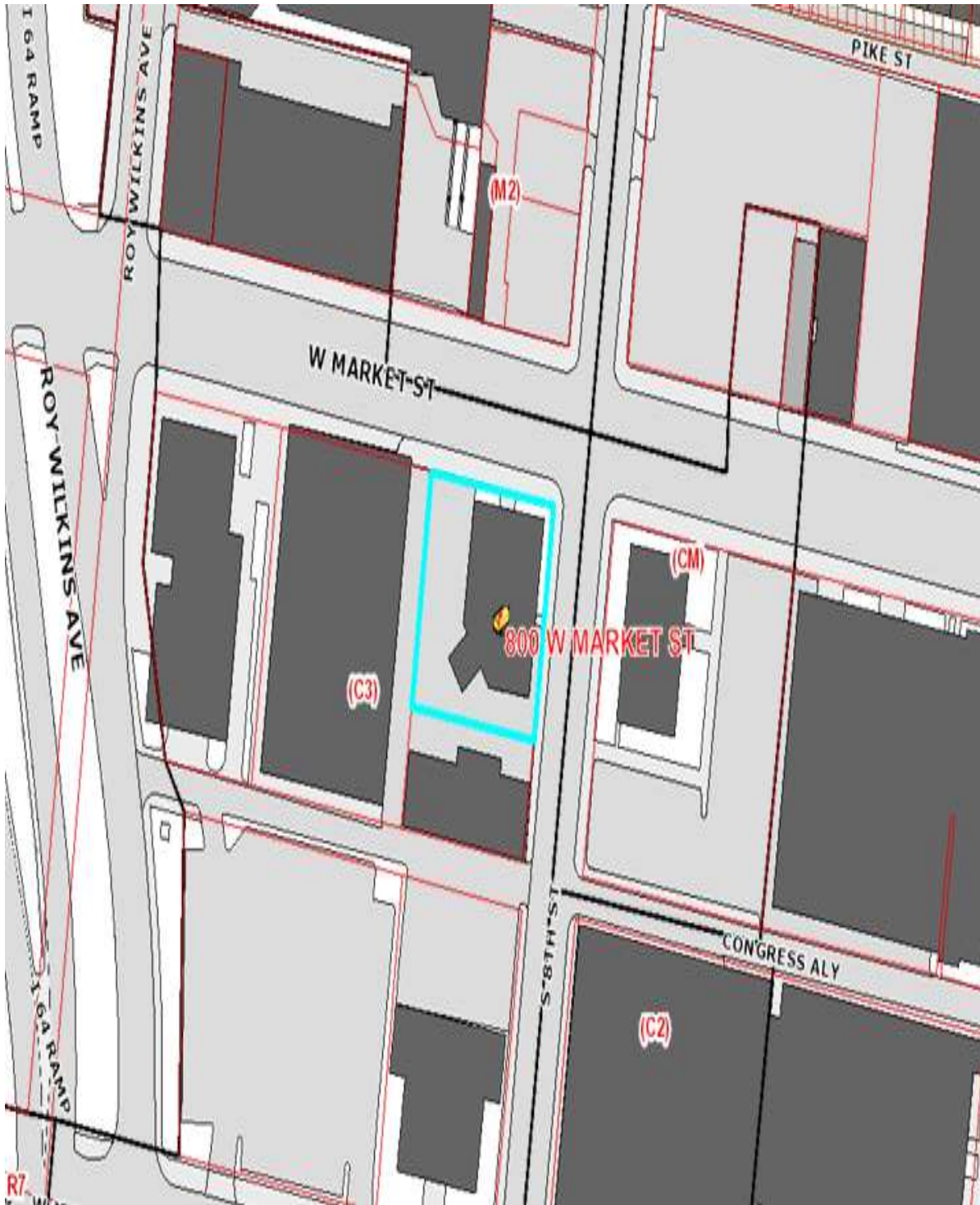
## NOTIFICATION

Date	Purpose of Notice	Recipients
3/17/2015	Neighborhood Notification	Registered groups
3/17/2015	Adjoining Property Owner Notification	Adjoining Property Owners

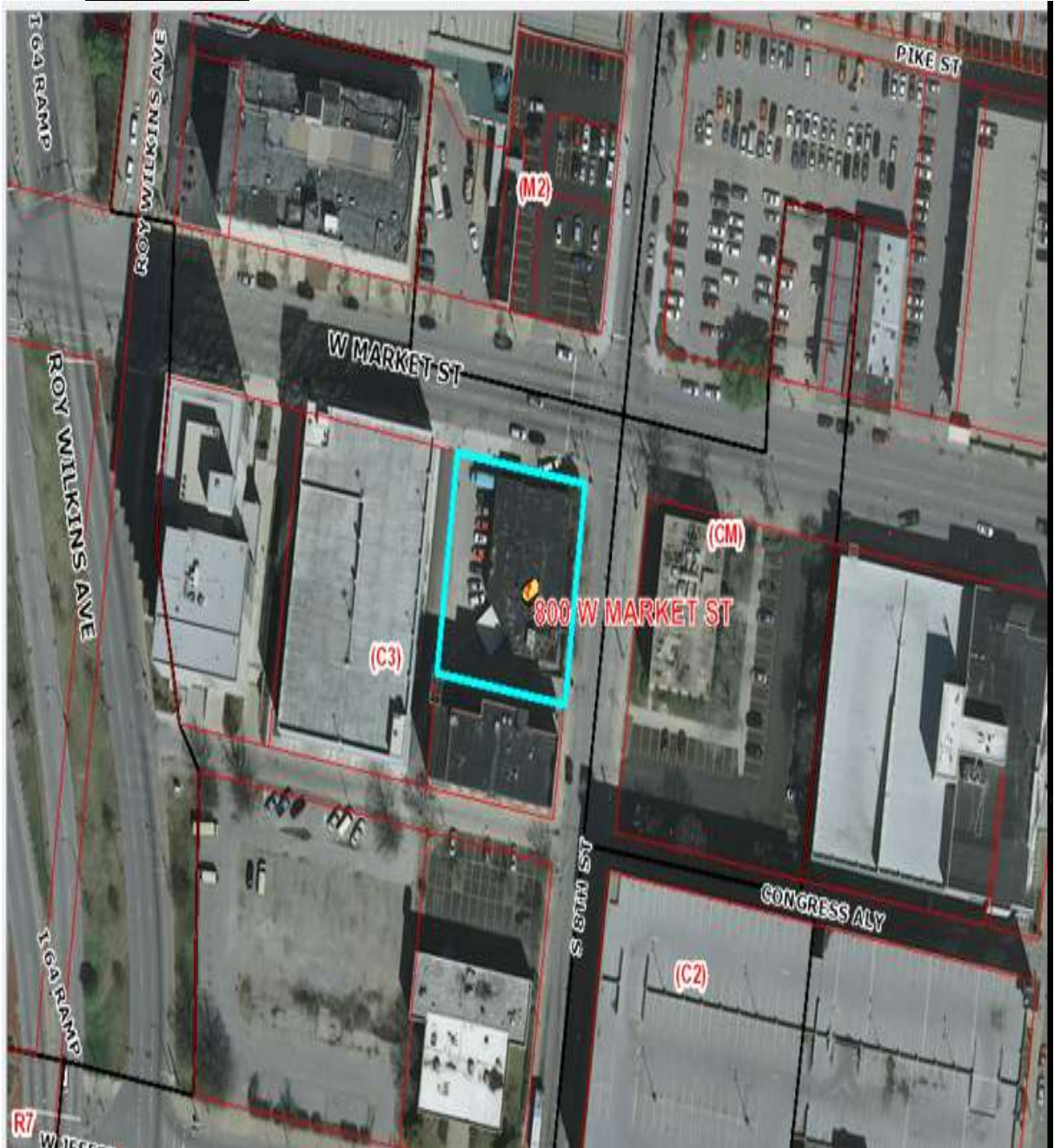
## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevations

1. Zoning Map



2. Aerial Photo







4. Elevations

