

Case No. 15VARIANCE1027

Aloft Hotel



Louisville Metro Board of Zoning Adjustment

Public Hearing

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June 1, 2015

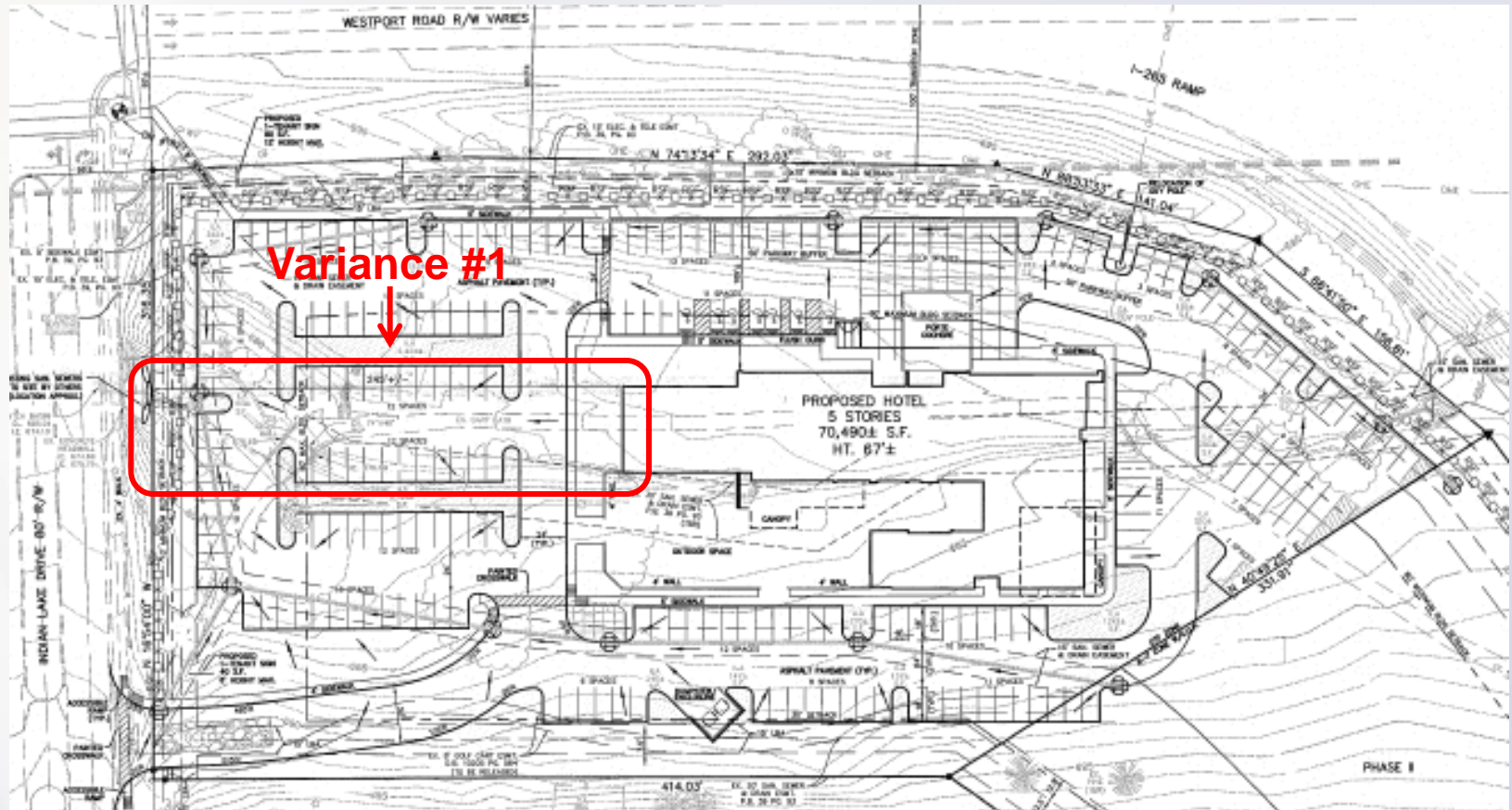
Requests

- Variance #1 to allow building to be 245' from the west property line (LDC Table 5.3.2)

Case Summary / Background

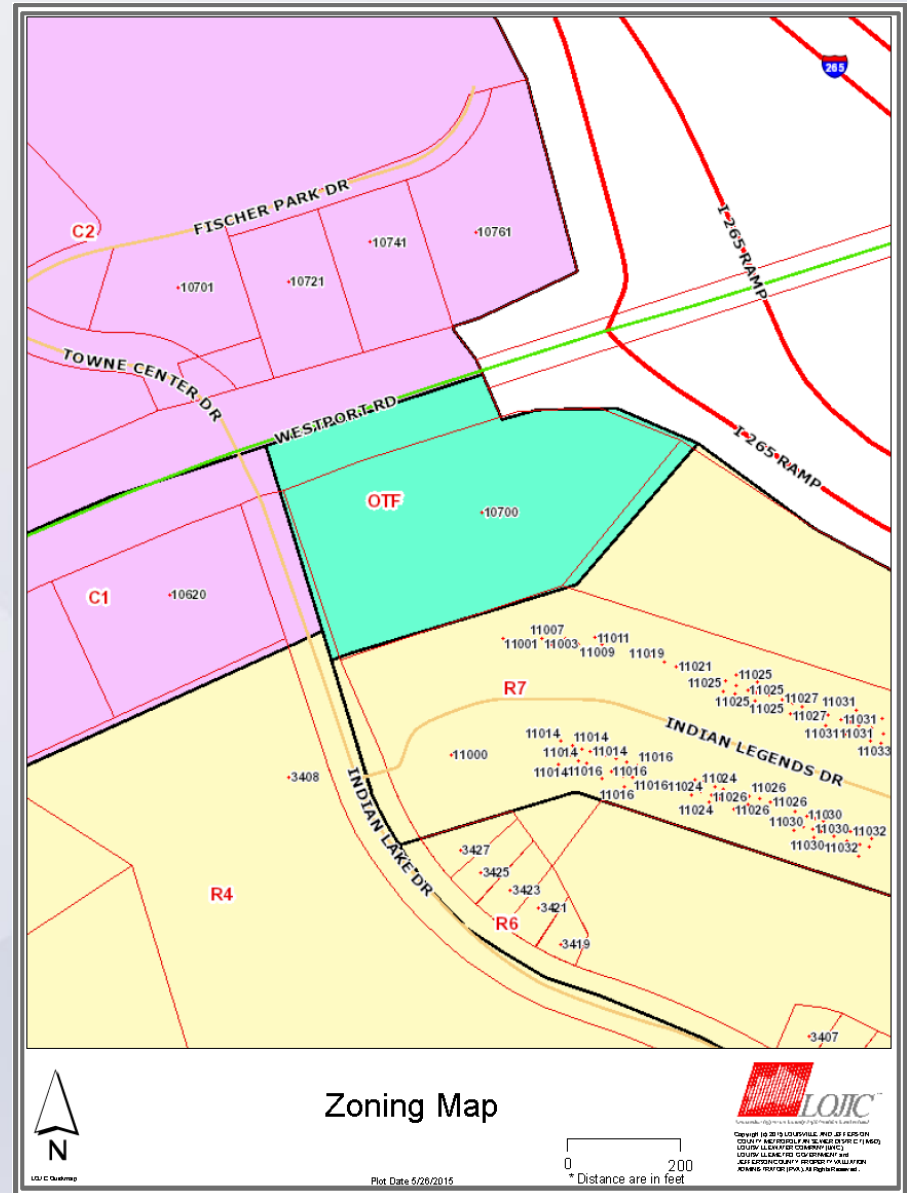
- This request is a joint proposal that goes along with a Revised Detailed District Development Plan (#15DEVPLAN1057) which would be staff approvable upon this Variance request being approved. The proposal is for the construction of the Aloft Hotel at the corner of Westport Road and Indian Lake Drive. The restaurant has been removed from the building and the floor area decreased from 76,525 SF to 70,490 SF per the previous approvals under 14DEVPLAN1124 and 14CUP1027. A previous Variance approval under 14CUP1027 was approved by the BOZA to allow the hotel to be setback 235' from Indian Lake Drive. This request allows an additional setback along Indian Lake Drive of 10'.

Site Plan



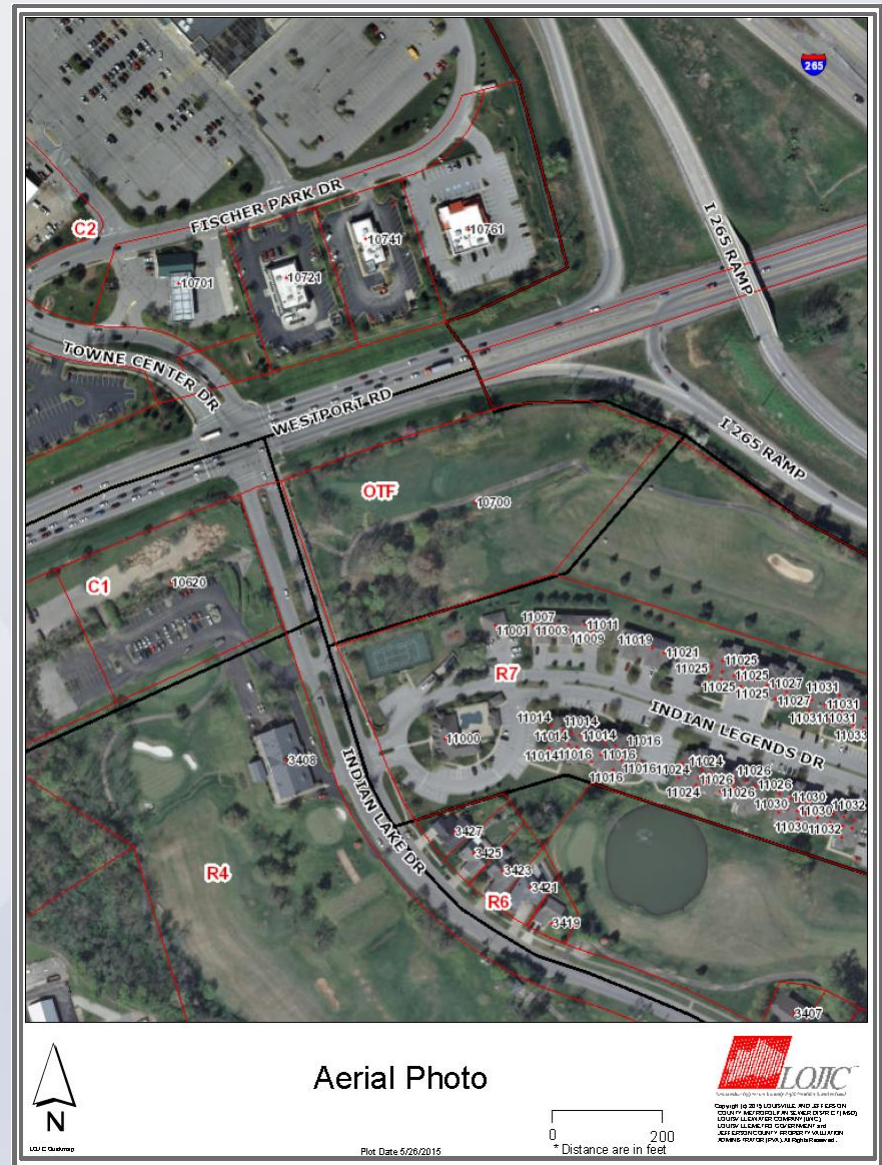
Zoning/Form Districts

- Subject Property:
 - Existing: OTF, R-7/N
 - Proposed: OTF, R-7/N
- Adjacent Properties:
 - North: C-2/RC
 - South: R-7/N
 - East: R-4/N
 - West: C-1/N



Aerial Photo/Land Use

- Subject Property:
 - Existing: Open Space
 - Proposed: Hotel
- Adjacent Properties:
 - North: Gas Station/Restaurant
 - South: Multi-Family Residential
 - East: Open Space
 - West: Retail



Site Photos-Subject Property



Applicable Plans & Policies

- Land Development Code

Staff Analysis and Conclusions

- The proposal has been previously approved by the Board on two different occasions for the same request. The adjoining property owners in the vicinity will not be adversely affected and there will be a minimal change in the location of the building.
- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards for granting a Variance established in the Land Development Code.

Required Actions

- Approve or Deny the following:
- Variance #1 to allow building to be 245' from the west property line (LDC Table 5.3.2)