

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**March 27, 2014**

**New Cases**

**CASE NO. 13ZONE1028**

<b>Project Name:</b>	Hotel Nulu
<b>Location:</b>	729 East Market Street
<b>Owner:</b>	Creation Gardens Inc.
<b>Applicant:</b>	Rob Webber
<b>Representative:</b>	Cliff Ashburner
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	4 – David Tandy
<b>Case Manager:</b>	<b>Christopher Brown, Planner II</b>

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Request:**

A change in zoning from M-2 Industrial to C-2 Commercial, Variances and a Revised Detailed District Development Plan are being requested.

**The following spoke on behalf of Case No. 13ZONE1028:**

Cliff Ashburner, Wyatt Tarrant & Combs, 500 West Jefferson Street Suite 2800, Louisville, KY 40202

Rob Webber, Creation Gardens Inc., 725 East Market Street, Louisville, KY 40202

Darrin Lanneck (sp), Kersey & Kersey Architects, 839 East Gray Street, Louisville, KY 40204

Carrie Read, CARMAN, 639 East Jefferson Street Unit 102, Louisville, KY 40202

**DISCUSSION:**

Christopher Brown presented the case (see staff report for detailed presentation.) He said this property was at one time a funeral home that had been re-purposed. He explained the variance requests in more detail, and said the proposed building height will be 78 feet; he added that the applicant could build up to 60 feet under the Building Incentives in the Land Development Code.

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Mr. Brown gave a brief history of the proposals for this property.

He said the Nulu Business Association has sent a letter of support for this proposal (on file) and elevations have been submitted that meet the LDC. Mr. Brown showed the elevations.

In response to a question from Commissioner Brown, Mr. Brown confirmed that there is a 12-foot of ROW along the alley. He added that a similar variance was approved for the Creation Gardens project, although it was for a smaller building.

Cliff Ashburner, the applicant's representative, discussed the variance request in more detail. He pointed out the area where an access point has been maintained where the building has been set back.

In response to a question from Commissioner Jarboe, Mr. Ashburner said the drive alley is behind it is Billy Goat Strut. Mr. Ashburner pointed out a service welding yard across the street.

Rob Webber, the applicant, said the garage height is 2 ½ floors. Darrin Lanneck (sp), the architect, said the parking decks are staggered so that each deck is 5 feet higher than the other as they ramp up. He said the view from the alley will be three stacked decks; however, there will be no access to the garage from the alley. He said it will be easier to get cars in from the main street. He pointed out that the building screens the garage from the main street view.

Mr. Webber said CARMAN had been working on this site for almost a decade, for various projects and design services.

Carrie Read briefly pointed out how the site was designed to work with the streetscape. She pointed out some of the features of the plan.

Commissioner Brown asked under what conditions the 60-foot height would be allowed. Mr. Brown said that was allowed under different site incentives under Chapter 5 of the Land Development Code.

John Carroll, legal counsel for the Planning Commission, asked about proposed Buildings A-D – if all buildings would be separate on this lot. Mr. Ashburner said Building "A" is the hotel, Building "B" is the existing office building, "C" is the restaurant building and "D" is the parking garage. Mr. Brown and Ms. Read said

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the lot is consolidated; the zoning request is to "clean up" the zoning border lines.  
There will be public parking available in the garage.

**The Committee by general consensus scheduled Case No. 13ZONE1028 for  
the April 17, 2014 Planning Commission public hearing.**