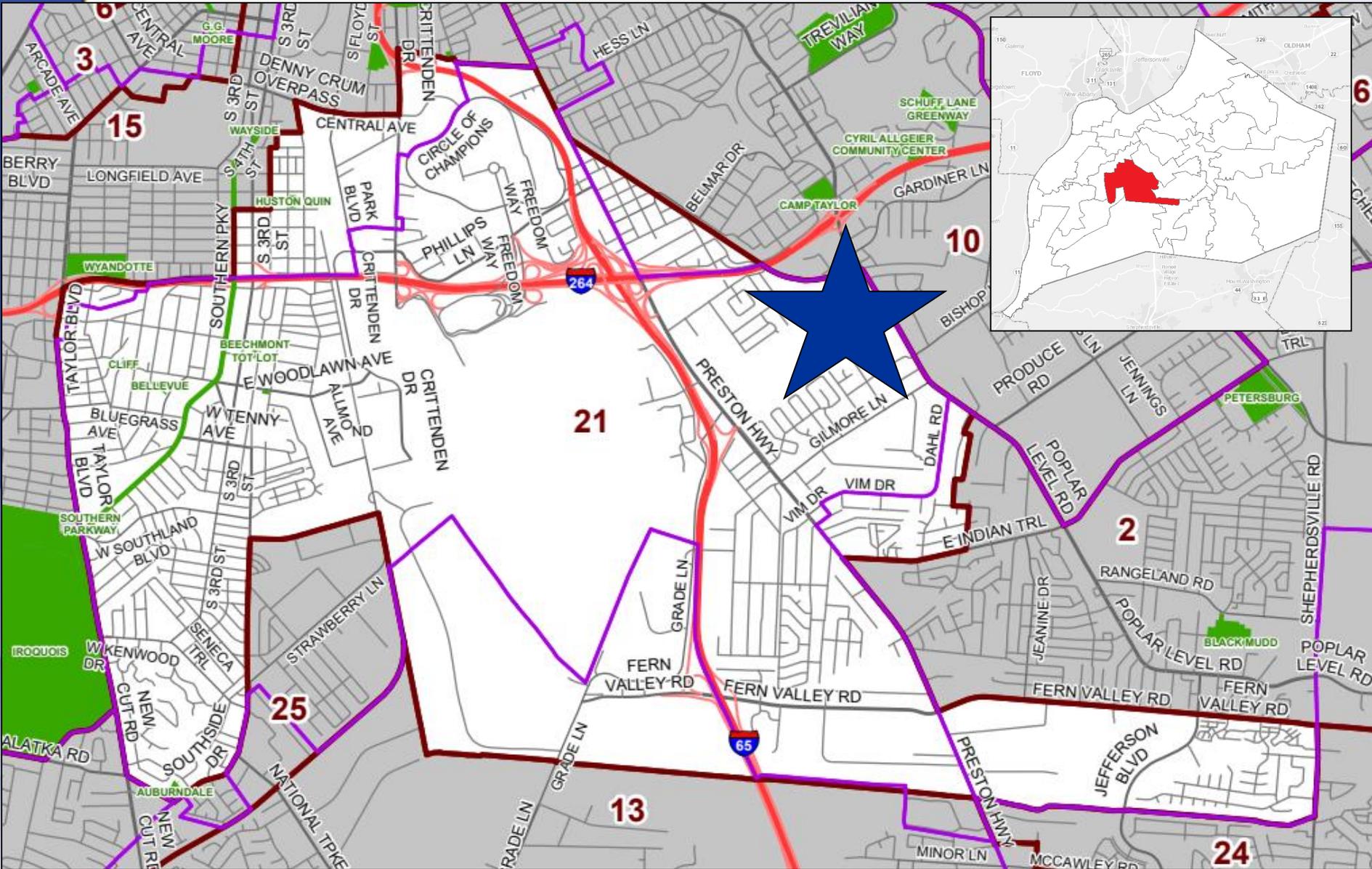


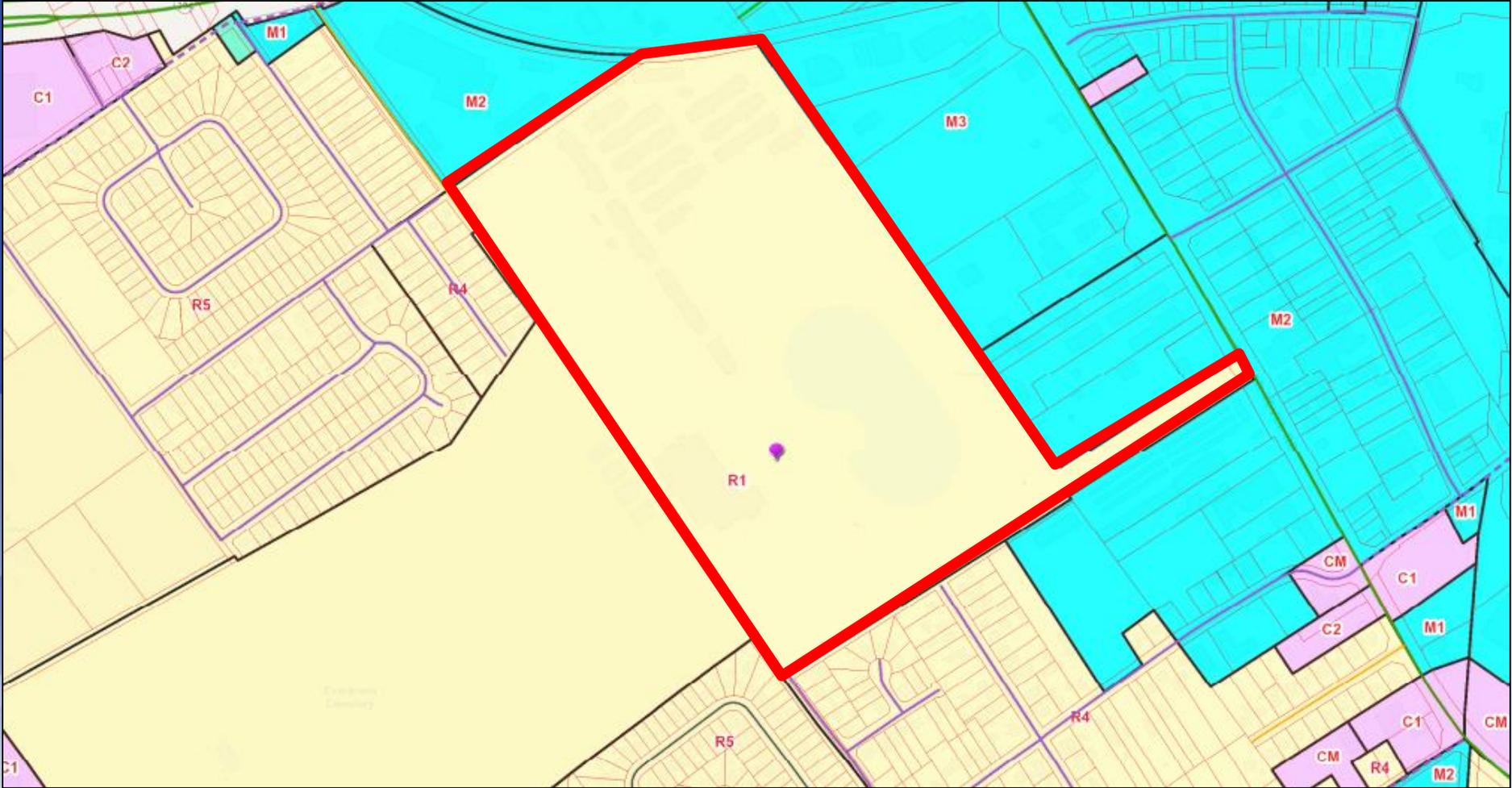
21-ZONE-0121 DERBY CITY GAMING ADDITION



Planning & Zoning Committee
January 25, 2022







Existing: R-1/SW
Proposed: C-2/SW

Requests

- **Change in Zoning** from R-1 Single Family Residential to C-2 Commercial
- **Variance** from 5.7.1.B.1 to permit a building in a transition zone to exceed 45' in height (requested 85', variance of 40') (21-VARIANCE-0150)
- **Waivers**
 - from 10.2.4.B.1 to permit encroachment into south-western LBA and eliminate planting requirement (21-WAIVER-0135)
 - from 8.3.3.A.1 to permit more than 3 attached signs on a façade (7 on the front façade) (21-WAIVER-0136)
 - from 8.2.1.D.4.b to permit the changing image portion of a sign to exceed 60% of the overall sign (21-WAIVER-0157)
 - from 8.2.1.D.1 to permit more than one changing image sign on a property (4 on the property) (21-WAIVER-0156)
 - from 5.7.1.B.3 to not provide either the required type C buffer yard or the standards for primary façades established in the Neighborhood form district regulation in the transition zone (21-WAIVER-0150)

Requests (cont.)

- **Approval** by the Planning Commission of a changing image sign rate of change in excess of once per 20 seconds as established in 8.2.1.D.5
- **Conditional Use Permit** for an animal track under 4.2.7 (21-CUP-0194)
- **Detailed District Development Plan and Binding Elements**

Case Summary

- Currently the site of Derby City Gaming
- Former site of Louisville Downs - race track still present and used for training
- Proposed expansion of gaming facility and new hotel
- 1,400 gaming machines
- 123 room hotel
- Expansion of parking lot - 1,331 spaces total proposed - Director approval

Case Summary

Prior cases on site

- 9-69-65 - rezoned portion of property from M-2 to R-1 - Special Use Permit for animal racetrack included
- 9-153-72 - rezoned remainder of property from M-2 to R-1
- B-31-74 - CUP to allow horse barns on site
- B-32-74 - variance to allow horse barns to be closer than 100 ft to property line

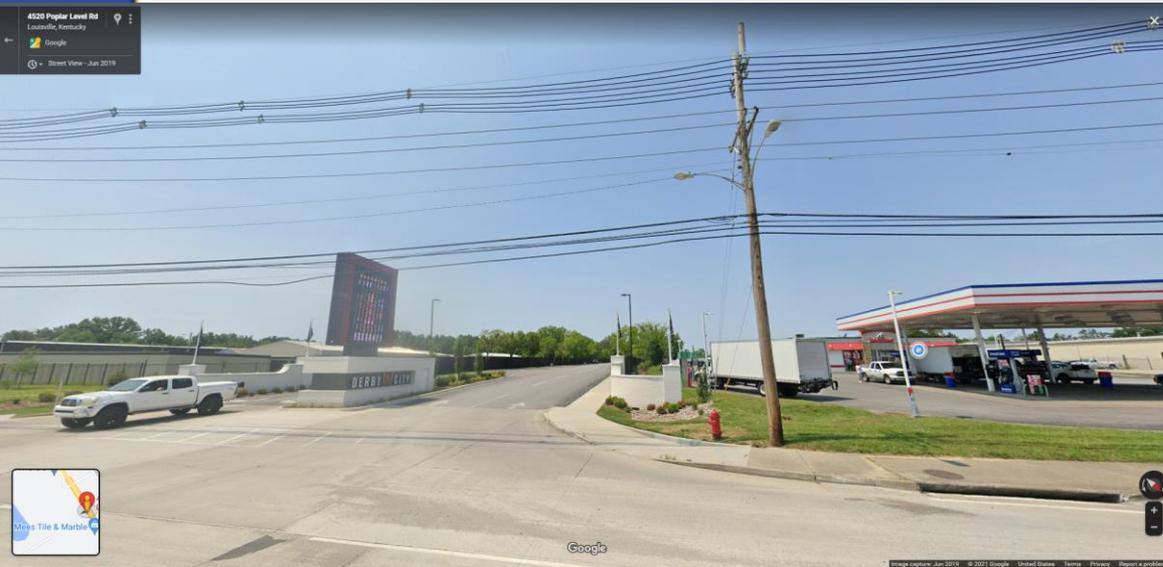
Case Summary

Prior cases on site

- B-197-88 - variance to allow freestanding sign to encroach into front yard setback
- 17CUP1055 - Special Use Permit modified to permit parimutuel historic race wagering facility and game room as accessory to the racetrack, replacing a previous parimutuel wagering facility

Site Photos-Site Context

Entrance into site from Poplar Level (1 changing image sign)



View of front façade of building (3 changing image signs)



Site Photos-Site Context

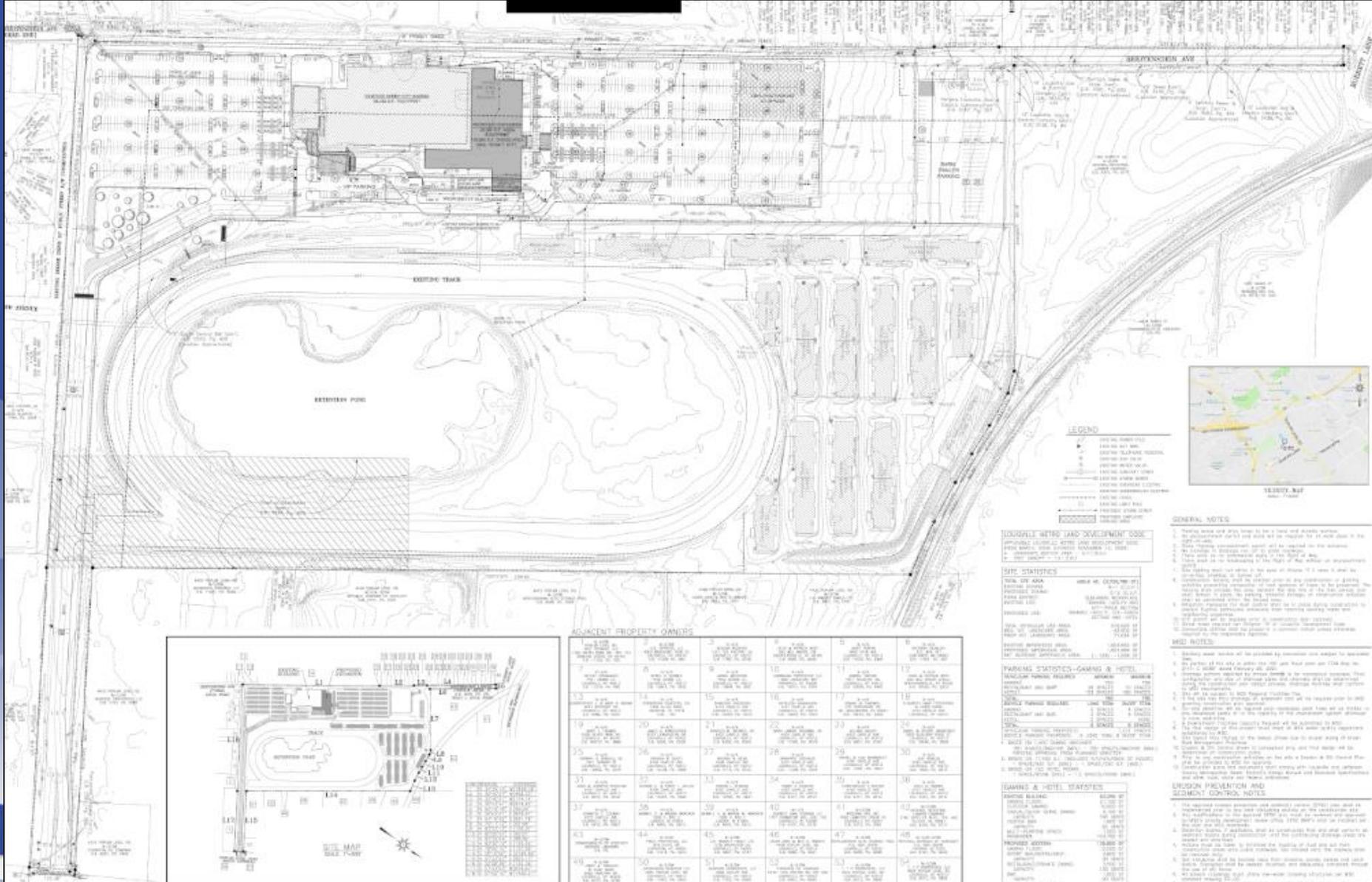
Entrance into site from Durrett Lane



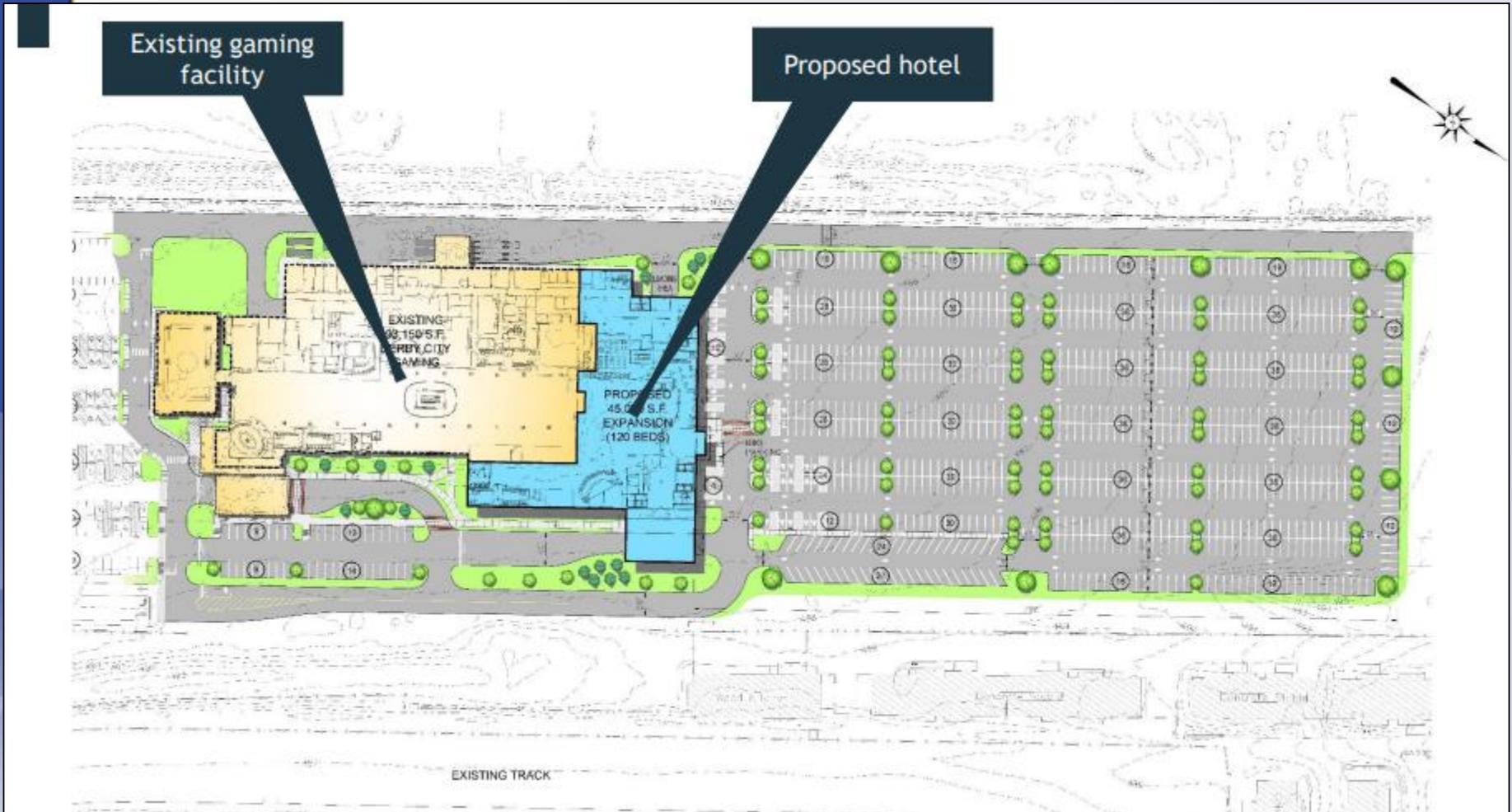
Area where hotel will be constructed



Applicant's Development Plan



Applicant's Development Plan



Elevations



CHURCHILL DOWNS
INCORPORATED

DERBY CITY
GAMING

R2A
R2Architects

METRO
Louisville

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Elevations



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Public Meetings

- Neighborhood Meeting held 8/26/2021
- LD&T meeting on 11/11/2021
- Planning Commission public hearing on 12/2/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-1 to C-2 by a vote of 9-0.