



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 17COA1102 Intake Staff: Q8

Date: 5/11/17 Fee: 0

Instructions:

For detailed definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this application. Applications for *Signage* are no longer submitted to Planning & Design Services. Applications for Signage are to be made directly to the Construction Review Division.

Project Information:

Certificate of Appropriateness: ☐ Butchertown ☐ Clifton ☐ Cherokee Triangle ☒ Individual Landmark
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Permit: ☐ Bardstown/Baxter Ave Overlay (BRO) ☐ Downtown Development Review Overlay (DDRO)
☐ Nulu Review Overlay District (NROD)

Project Name: 101 West Main Street Hotel

Project Address / Parcel ID: 018A00250000

Deed Book(s) / Page Numbers²: DB 10766 Pg 919

Total Acres: 0.56

Project Cost: \$90M

PVA Assessed Value: \$2,152,380

Existing Square Feet: 0 New Construction Square Feet: 186K Height (ft.): 161 Stories: 14

Project Description (use additional sheets if needed):

Dual branded hotel development.

Contact Information:

Owner: ☐ Check if primary contact

Applicant: ☐ Check if primary contact

Name: Lawrence E. Burrell

Name: Steve Poe

Company: LOUWEXY LLC

Company: Poe Companies, LLC

Address: 701 East 83rd Avenue

Address: 1250 River Road

City: Merrillville State: IN Zip: 46410

City: Louisville State: KY Zip: 40206

Primary Phone: _____

Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Owner Signature (required): Lawrence E. Burrell

Attorney: ☐ Check if primary contact

Plan prepared by: ☐ Check if primary contact

Name: Glenn Price

Name: Ann E. Richard, ASLA, RLA

Company: Frost Brown Todd LLC

Company: Land Design & Development Inc.

Address: 400 West Market Street Suite 3200

Address: 503 Washburn Avenue #101

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40222

Primary Phone: 779-8511

Primary Phone: 426-9374

Alternate Phone: 553-9830

Alternate Phone: _____

Email: gaprice@fbtlaw.com

Email: richard@ldd-inc.com

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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

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I, Lawrence E. Burrell, in my capacity as COO of Manager, hereby
representative/authorized agent/other

certify that LOUWEXY LLC is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Lawrence E. Burrell Date: _____

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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Please submit the completed application along with the following items:

Project information

- ☐ Land Development Report¹
- ☐ Current photographs showing building front, specific project area, and surrounding buildings
- ☐ Pictures, samples, brochures, or other technical data describing materials, such as windows, doors, roofing, fencing, etc. to be used in the renovation or replacement
- ☐ One map of the project area and surrounding properties (may be obtained from <http://www.lojic.org/> using the *LOJIC Online Map*)

Site plan (see site plan example on next page)

- ☐ Two sets of site plans *drawn to scale* with dimensions, as applies to the project, indicating property lines, structures, landscaping, fencing, and parking
- ☐ Two copies of floor plans *drawn to scale* with dimensions and each room labeled
- ☐ Two copies of elevation drawings (a drawing showing exterior walls) *drawn to scale* with dimensions. For fencing, only photos/drawings of the proposed fence are required.

Committee Review Only

Committee reviews may be required due to the complexity of the case. The necessity of these items will be determined by staff upon review. Projects requiring committee level review include construction of new buildings, demolition, and projects that vary widely from design guidelines.

- ☐ Two sets of 11"x17" format site plans drawn to scale with dimensions
- ☐ Two sets of 11"x17" elevation drawings to scale with dimensions
- ☐ Two sets of 11"x17" landscaping drawings to scale with dimensions
- ☐ One set of mailing label sheets for: 1st tier Adjoining Property Owners (APOs)³, owners, applicants, contacts, and Case Manager. Applicant is responsible for mailing.
- ☐ One copy of the mailing label sheets

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Resources:

1. Detailed instructions to obtain a Land Development Report are available online at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

Submittal Instructions:

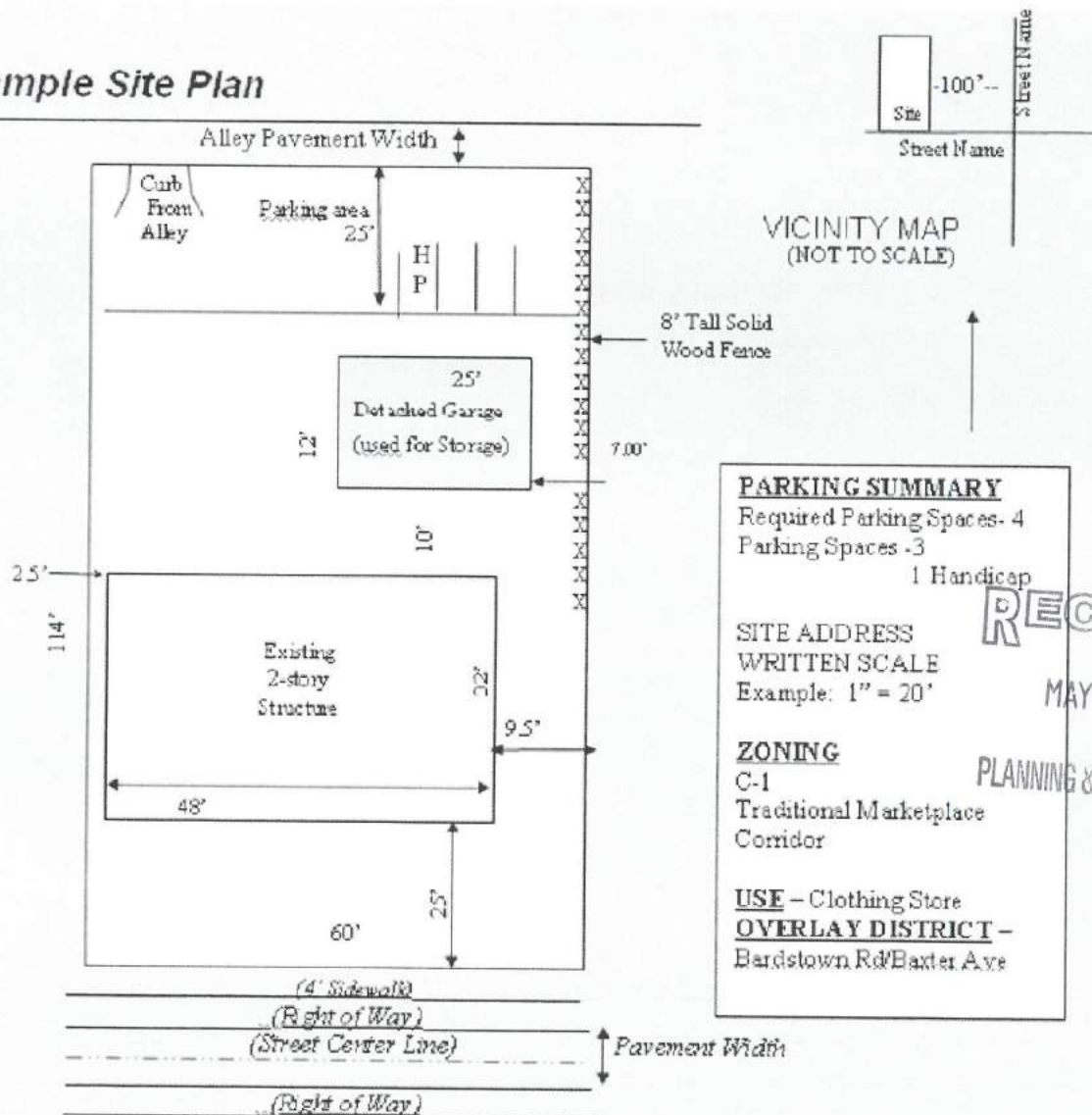
Applications are due on Fridays at 5:00 p.m. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Definitions:

Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires substantial conformance to design guidelines established for each landmark and district. The design guidelines, along with other information regarding local preservation districts, may be found at the website of the Landmarks and Preservation Districts Commission:
<http://www.louisvilleky.gov/PlanningDesign/Historic+Landmarks+and+Preservation+Districts+Commission.htm>

Overlay District Permit: A project involving physical changes to the exterior of a building, structure, or property within an overlay district shall require prior approval in the form of an Overlay Permit. An approval requires substantial conformance to design guidelines established for each overlay district. The design guidelines, along with other information regarding overlay districts, may be found at the following website:
<http://www.louisvilleky.gov/PlanningDesign/Overlay+Districts.htm>

Sample Site Plan





Land Development Report

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[About LDC](#)

Location

Parcel ID: 018A00250000
Parcel LRSN: 8002431
Address: MULTIPLE ADDRESSES

Zoning

Zoning: (C3)
Form District: DOWNTOWN
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: PRESTON'S ENLARGEMENT
Plat Book - Page: 08-028
Related Cases: NONE

Special Review Districts

Overlay District: WATERFRONT REVIEW
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: YES
System Development District: NO
Historic Site: YES - MULTIPLE

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: NO
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0025E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: NO

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: LOUISVILLE
Council District: 4
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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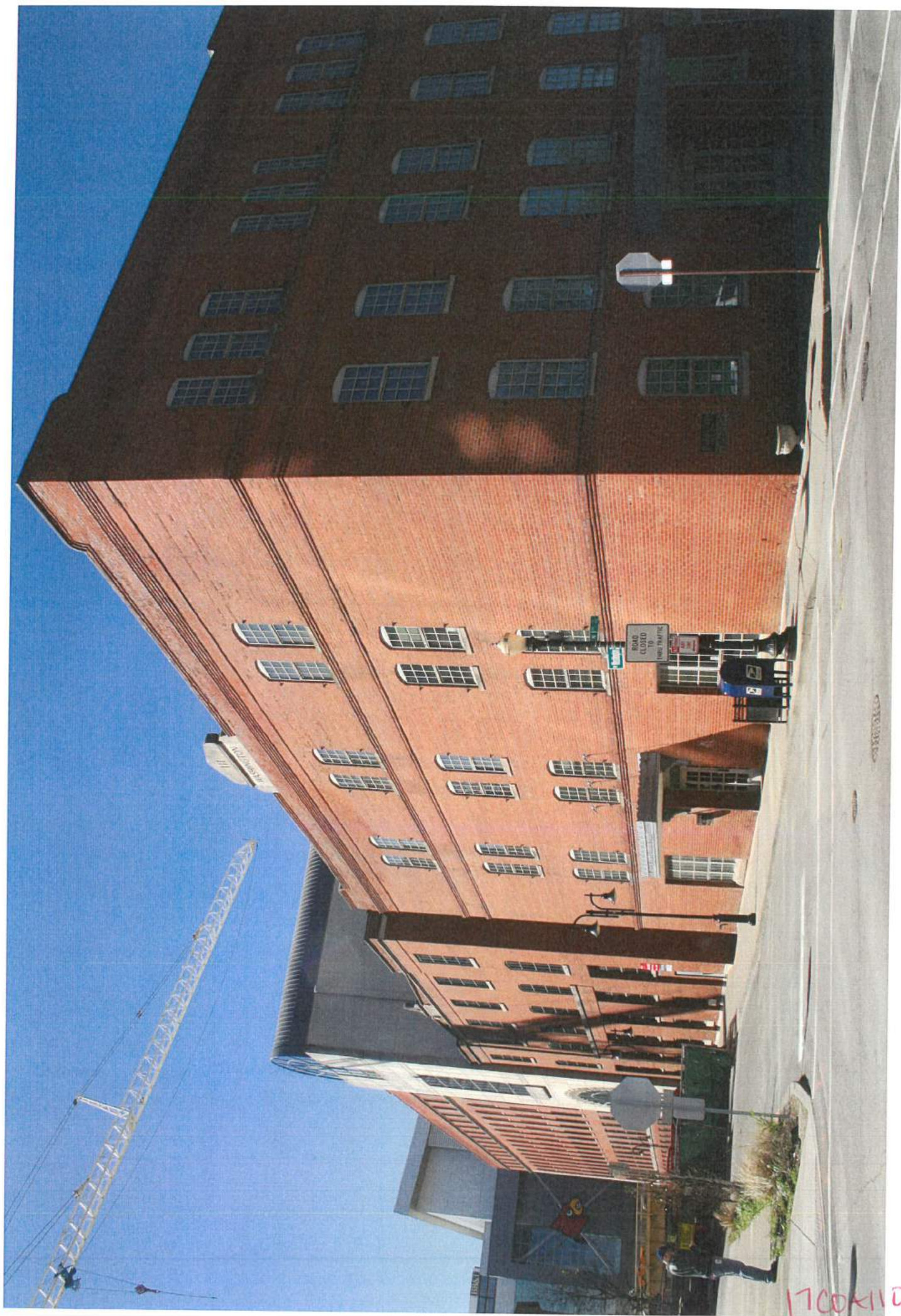
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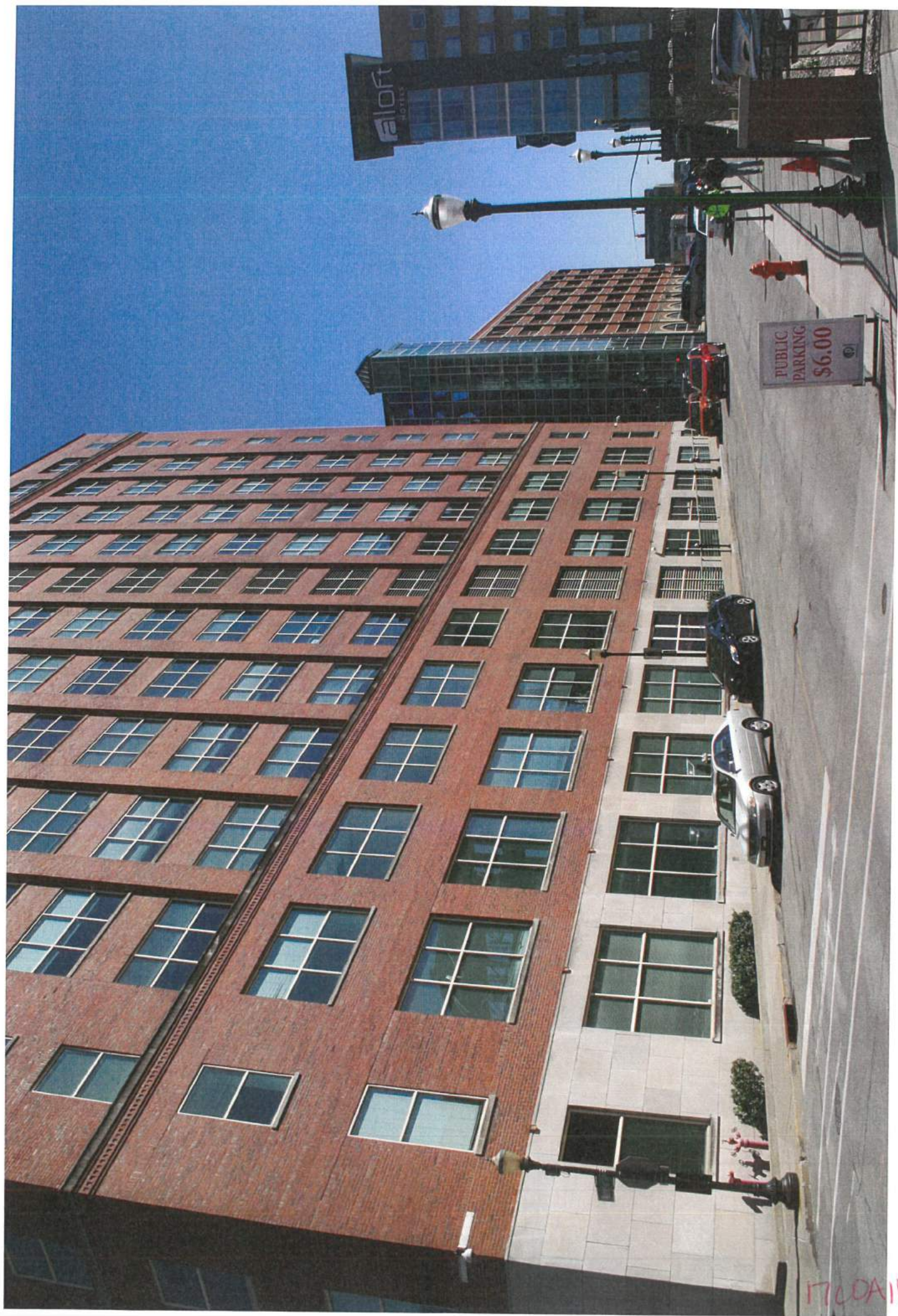




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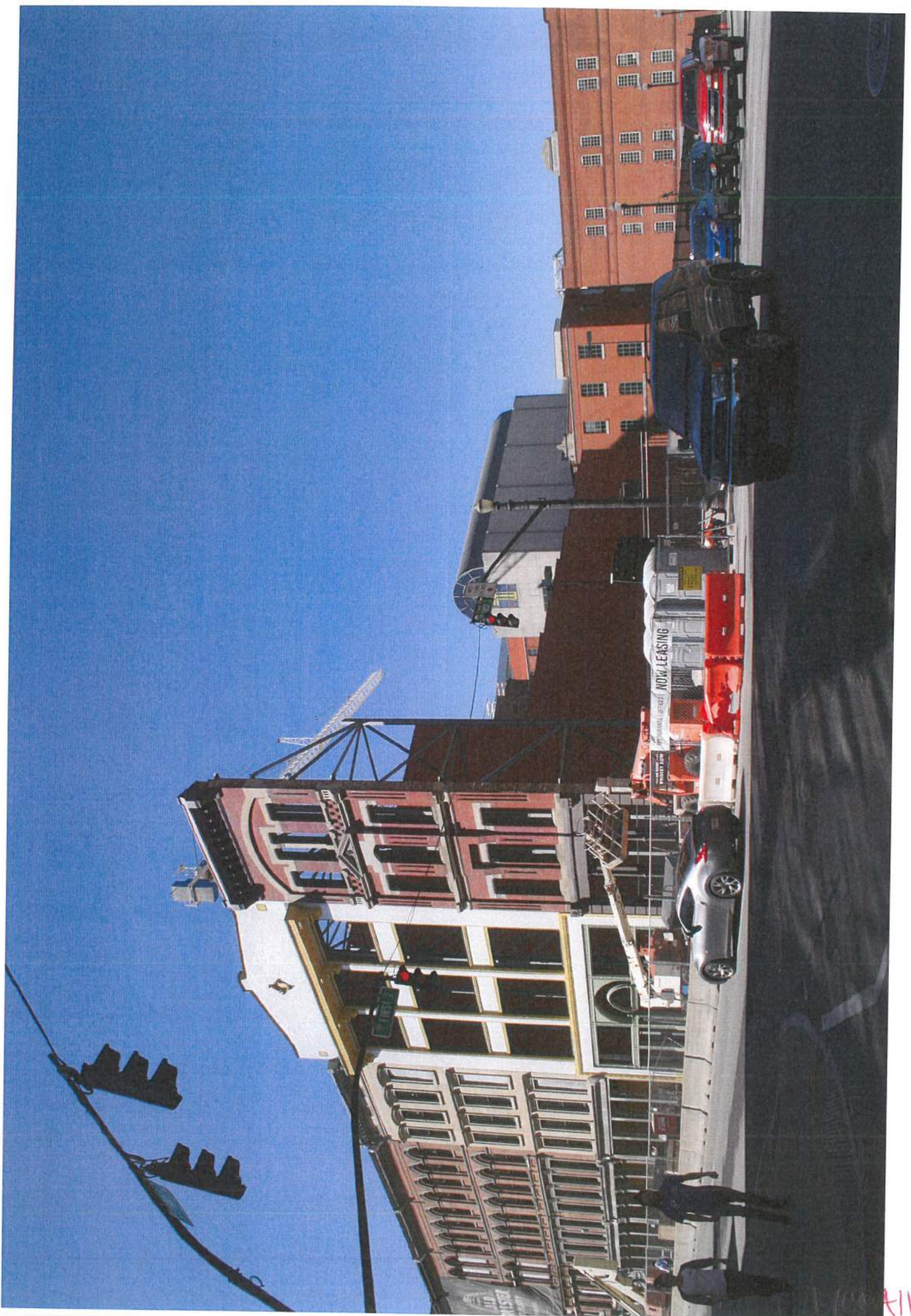
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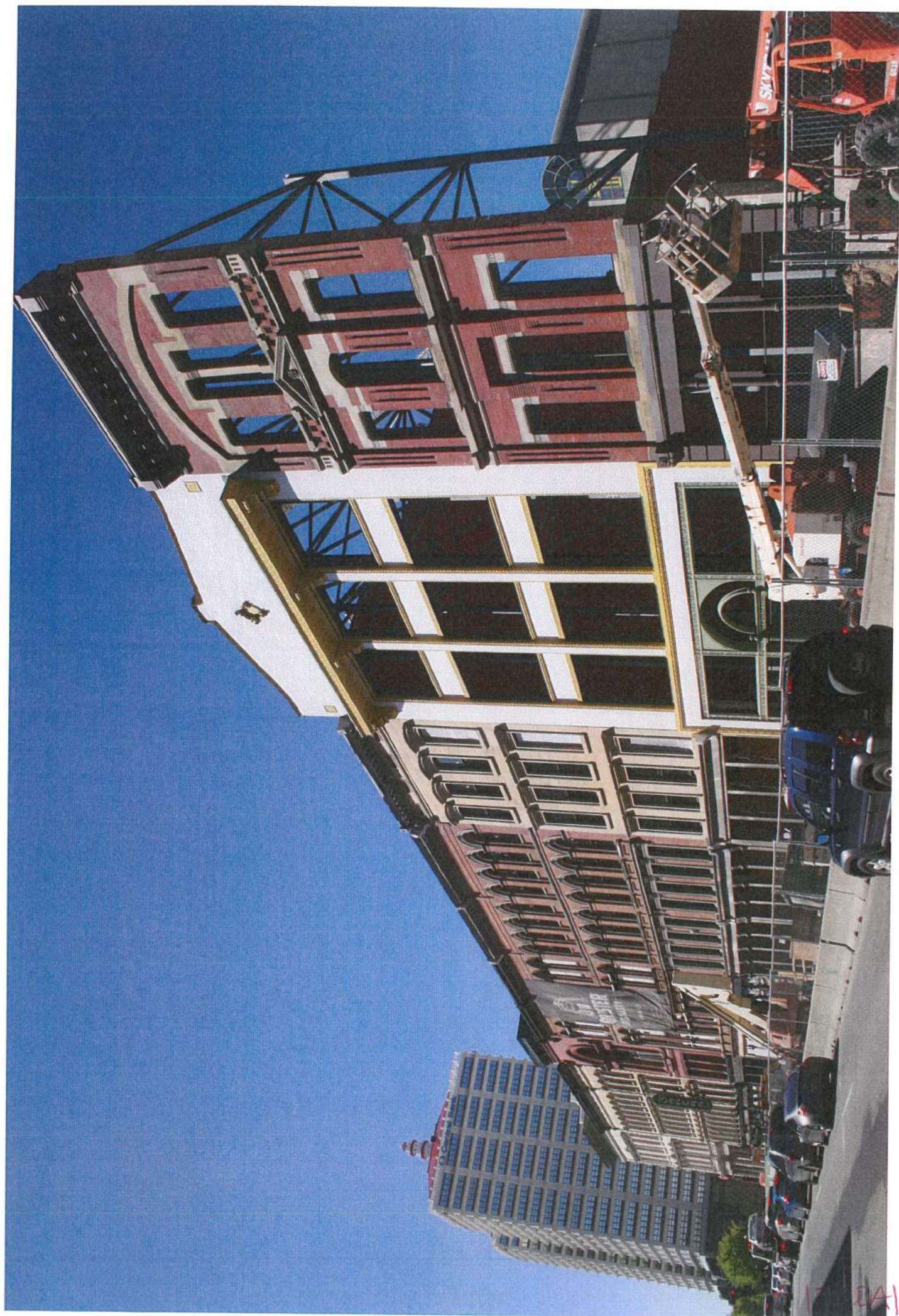


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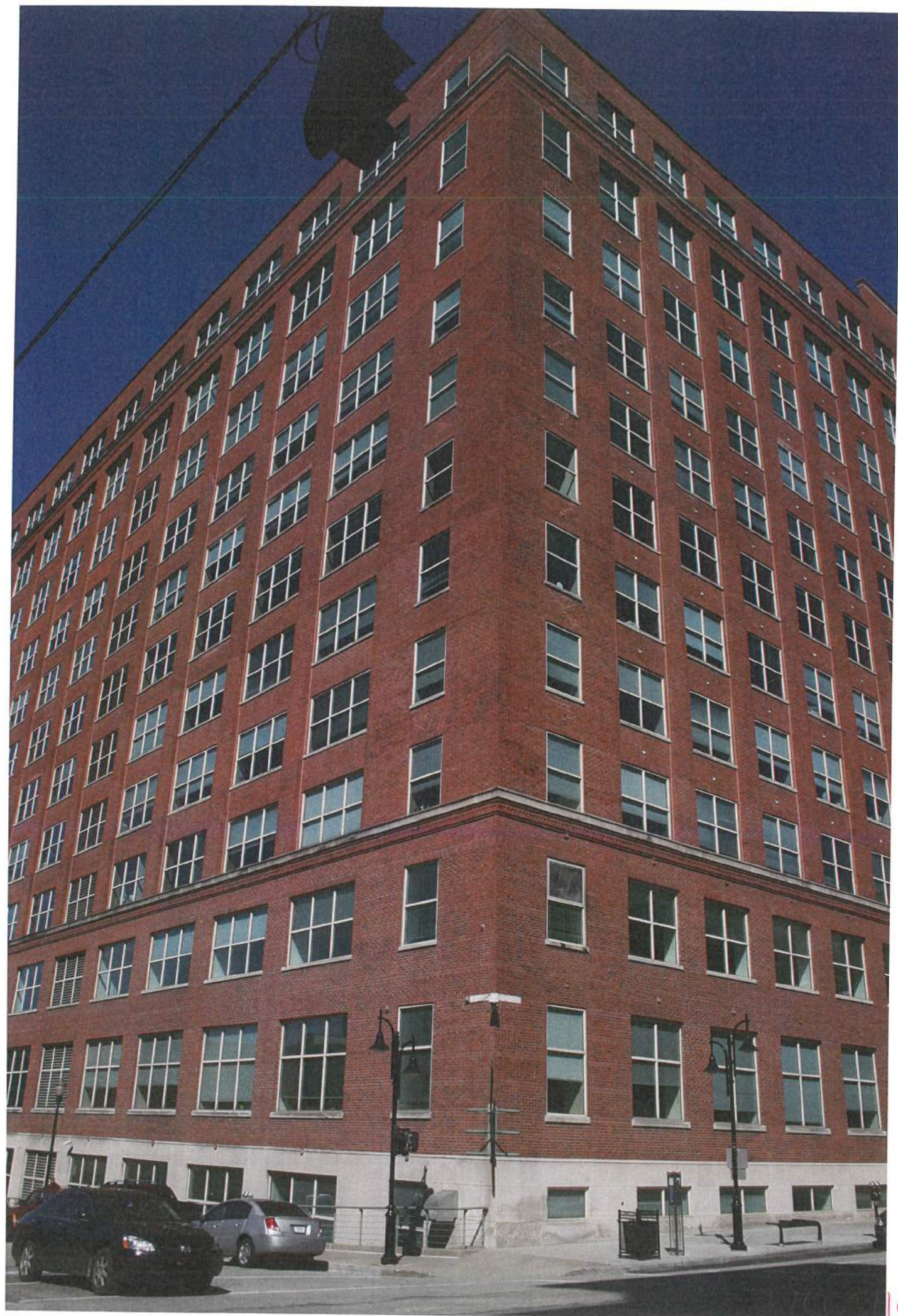


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Louisville Metro, MSD, LWC & PVA © 2017
 This map is not a legal document and should only be used
 for general reference and identification.

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PROJECT DATA

- TOTAL SITE AREA: 0.54± AC. (24,209 SF)
- FORM DISTRICT: DOWNTOWN
- PROPOSED USE: HOTEL
- TOTAL # OF ROOMS: 215
- PROPOSED BUILDING HEIGHT: 101 FLOORS ON WASHINGTON STREET (13 FLOORS ON MAIN STREET)
- F.A.R.: 1.75± (NO MAX)
- PARKING REQUIRED: 100 VEHICLES (MINIMUM REQUIRED BY DEVELOPMENT CODE)
- THERE IS NO SET MINIMUM OR MAXIMUM FOR THE DOWNTOWN DISTRICT
- BUT FENCING REQUIRED / PROVIDED: 2 SHORT FENCE

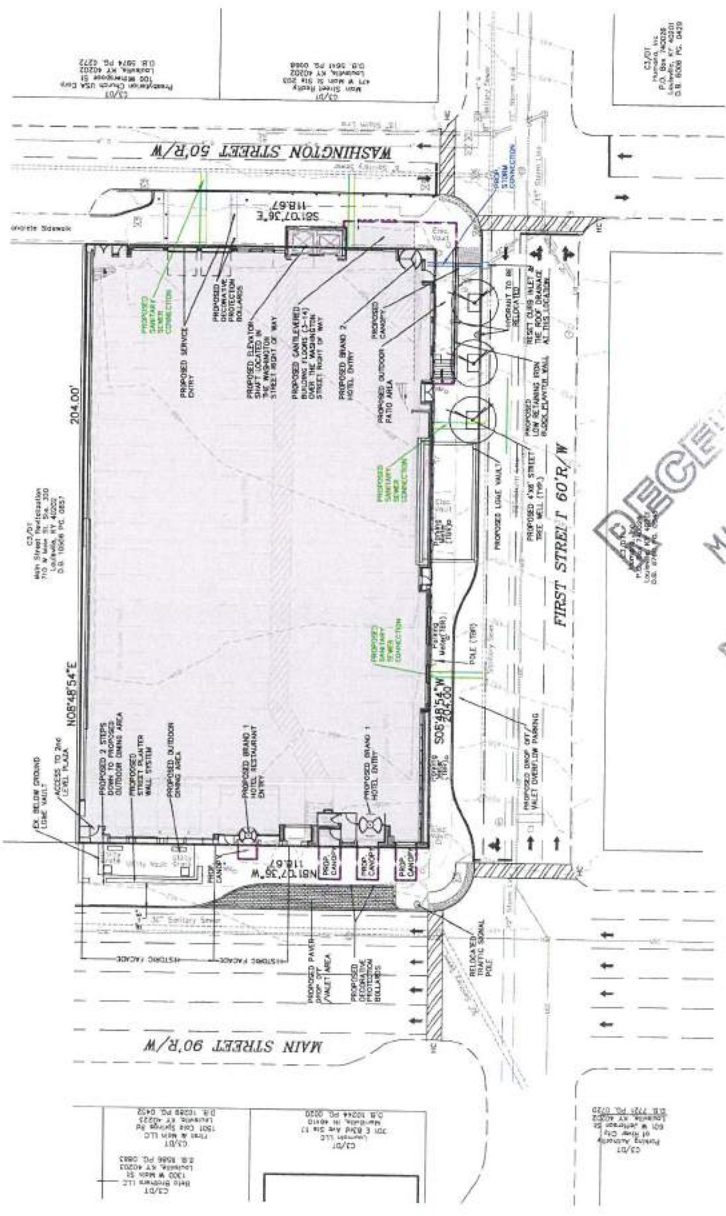
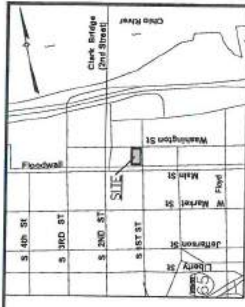
GENERAL NOTES:

- Construction plans, bond, and permit are required by Major Public Works for curb cut, sidewalk repair and replacement prior to construction approval.

MSD NOTES:

- Sanitary sewer service will be provided by connection and subject to applicable fees.
- No portion of the site is within the 100 year flood plain per FEMA Map No. 21111 C 0025 E dated December 5, 2006.
- Existing site conditions and proposed improvements are shown on the site plan.
- A Erosion & Sediment Control Plan shall be provided to MSD.
- A Downstream Facilities Capacity Request will be submitted to MSD.

LOCATION MAP
NOT TO SCALE



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APO Listing – 101 West Main Street Hotel
Cat 3
4/7/17
1st Tier

Block 018K Lots 9,13
HUMANA, INC
PO BOX 740026
LOUISVILLE, KY, 40201-7426

Block 017A Lot 0173
FIRST AND MAIN LLC
1501 COLD SPRINGS RD
LOUISVILLE, KY, 40223-1407

Block 018A Lot 0021
MAIN STREET REVITALIZATION
710 W MAIN ST STE 300
LOUISVILLE, KY, 40202-2661

Others

Ann E. Richard, ASLA, RLA
Land Design & Development Inc.
503 Washburn Avenue #101
Louisville, KY 40222

Block 018K Lot 0004
PRESBYTERIAN CHURCH USA CORP
100 WITHERSPOON ST
LOUISVILLE, KY, 40202-6300

Block 017A Lot 0199
PARKING AUTHORITY OF RIVER CITY
601 W JEFFERSON ST
LOUISVILLE, KY, 40202-2741

Block 017A Lot 0171
BETA BROTHERS LLC
1300 W MAIN ST
LOUISVILLE, KY, 40203-1436

Glenn Price
Frost Brown Todd LLC
400 West Market Street
Suite 3200
Louisville, KY 40202

Steve Poe
Poe Companies, LLC
1250 River Road
Louisville, KY 40206

Block 018K Lot 0005
MAIN STREET REALTY
471 W MAIN ST STE 203
LOUISVILLE, KY, 40202-4291

Block 017A Lot 0175
LOUMAIN, LLC
701 E 83RD AVE STE 17
MERRILLVILLE, IN, 46410-2200

110 WEST MAIN OFFICE CONDO
PO BOX 7449
LOUISVILLE, KY, 40257-0449

Jonas Wilson
Frost Brown Todd LLC
400 West Market Street
Suite 3200
Louisville, KY 40202

LOUWEXY, LLC
701 East 83rd Ave
Merrillville, IN 46410

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