

Development Review Committee Staff Report

October 31, 2018



Case No:	18DEVPLAN1020
Request:	Category 3 Development Plan for 5 story Hotel Building
Project Name:	Holiday Inn
Location:	101 W. Muhammad Ali Blvd.
Owner:	Shiv Krupa Motel, Inc.
Applicant:	Shiv Krupa Motel, Inc.
Representative:	Nimish Patel
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Burcum Keeton, Architectural Projects Coordinator Brian Davis, AICP, Planning Manager

REQUEST

Approval of a Category 3 Review for a 44,956 sf hotel on 0.678 acres in the C-2 zoning district as found on a C-2 zoned parcel within the Downtown Form District.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant requests approval for modifications to the existing building to allow for the conversion of the existing building from an office building to a Holiday Inn Hotel. Primary modifications include removal and replacement of exterior finish and cladding elements, addition of a fifth story, as well as a restaurant addition on the ground floor. The one-story restaurant addition extends the southeast corner of the structure to the southeast corner of the site and is composed of brick veneer with a large glass storefront. Pedestrian access to the restaurant's entry is provided via stairs at the sidewalk along Muhammad Ali Boulevard.

Two existing surface parking lots located to the north and west of the property will remain and be used for hotel parking. A new curb cut is requested to be created in front of the building at Muhammad Ali Boulevard to allow for vehicular drop off in front of the hotel lobby.

The project is located within the Downtown Development Overlay District. The project received approval from Overlay Staff on February 14, 2018.

STAFF FINDING

Staff would recommend approval as the request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

PREVIOUS CASES ON SITE

17DDRO1013: Overlay Staff and DDRO Committee reviewed the proposal and approved the application as submitted on February 14, 2018.

REQUIRED ACTIONS

APPROVE or **DENY** the Category 3 Development Plan.

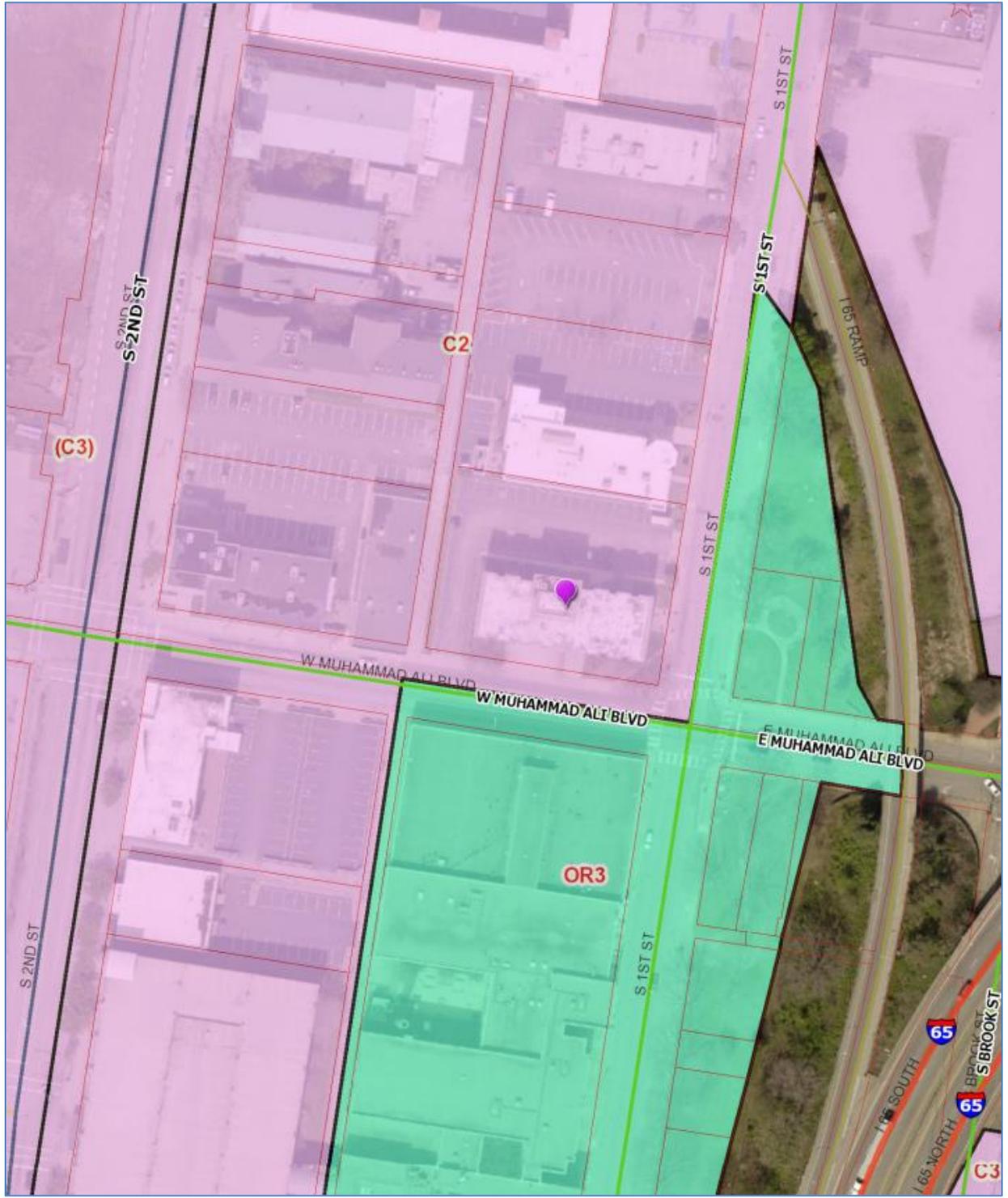
NOTIFICATION

Date	Purpose of Notice	Recipients
10/21/2018	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 4 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

