



Landmarks Certificate of Appropriateness & Overlay District Permit

Louisville Metro Planning & Design Services

Case No.: 17DDRO1013 Intake Staff: MC

Date: 11/17/17 Fee: No Fee

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PLANNING & DESIGN SERVICES

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2:

Definitions of *Certificate of Appropriateness* and *Overlay District Permit*, please see page 4 of this

Project

Information:

Certificate

Appropriateness:

- ☐ Butchertown ☐ Clifton ☐ Cherokee Triangle ☐ Individual Landmark
☐ Limerick ☐ Old Louisville ☐ Parkland Business ☐ West Main Street

Overlay Pe

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

Project Name: HOTEL

Project Address / Parcel ID: 101 W. MUHAMMAD ALI BLVD.
LOUISVILLE, KY 40245

Deed Book(s) / Page Numbers²: _____

Total Acres: .6784 ± ACRES

Project Cost: TBD

PVA Assessed Value: _____

Existing Square Feet: _____ New Construction Square Feet: 10,132 SF Height (ft.): _____ Stories: 5 (1 new)
Approx. 38,450 including basement

First Level = 2,442 SF
5th Level = 7,690 SF

T.O. Roof Bearing 64'-0"
T.O. Parapet 71'-0"

Project Description (use additional sheets if needed):

This project is the conversion of an existing 4 story building (Business Use Group) to a R-1 Use Group national franchise hotel. This project will include:

- Adding an (1) additional story to the structure (total 5 stories)
- Change use group from Business (B) to R-1 (Hotel) with small area of A-2 (Assembly - small patio / bar area).
- The east, southeast corner are going to be extended out to the property line to fill in the corner. Currently the building footprint is offset from the property line.
- Add a curb cut along Muhammad Ali BLVD for patron arrival dropoff and check-in.
- The material pallet will be metal stud framing with a solid surface (large format tile / stone / Nichiha) at the lower levels and transition to EIFS system on the tower levels. The primary corner will be curtain wall.

Contact Information:

Owner: ☒ Check if primary contact

Applicant: ☐ Check if primary contact

Name: GERISH B. PATEL

Name: _____

Company: SHIV KRUPA MOTEL INC

Company: _____

Address: 2103 CLUB VISTA PL.

Address: _____

City: LOUISVILLE State: KY Zip: 40245

City: _____ State: _____ Zip: _____

Primary Phone: 502-216-6451

Primary Phone: _____

Alternate Phone: 502-644-1000

Alternate Phone: _____

Email: GERISH 8386 @ YAHOO.COM

Email: _____

Owner Signature (required): _____

Attorney: ☐ Check if primary contact

Plan prepared by: ☒ Check if primary contact

Name: _____

Name: Benjamin J Van Eps, AIA

Company: _____

Company: Geoffrey H. Butler, Architect

Address: _____

Address: 319 North Main; Suite 200

City: _____ State: _____ Zip: _____

City: Springfield State: MO Zip: Springfield

Primary Phone: _____

Primary Phone: 417-521-6114

Alternate Phone: _____

Alternate Phone: 417-865-6100

Email: _____

Email: Ben@brpae.com

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.

I, GERISH, in my capacity as PRESIDENT, hereby
representative/authorized agent/other

certify that SHIV KRUPA MOTEL INC 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: _____ Date: 11/17/17

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.

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

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:

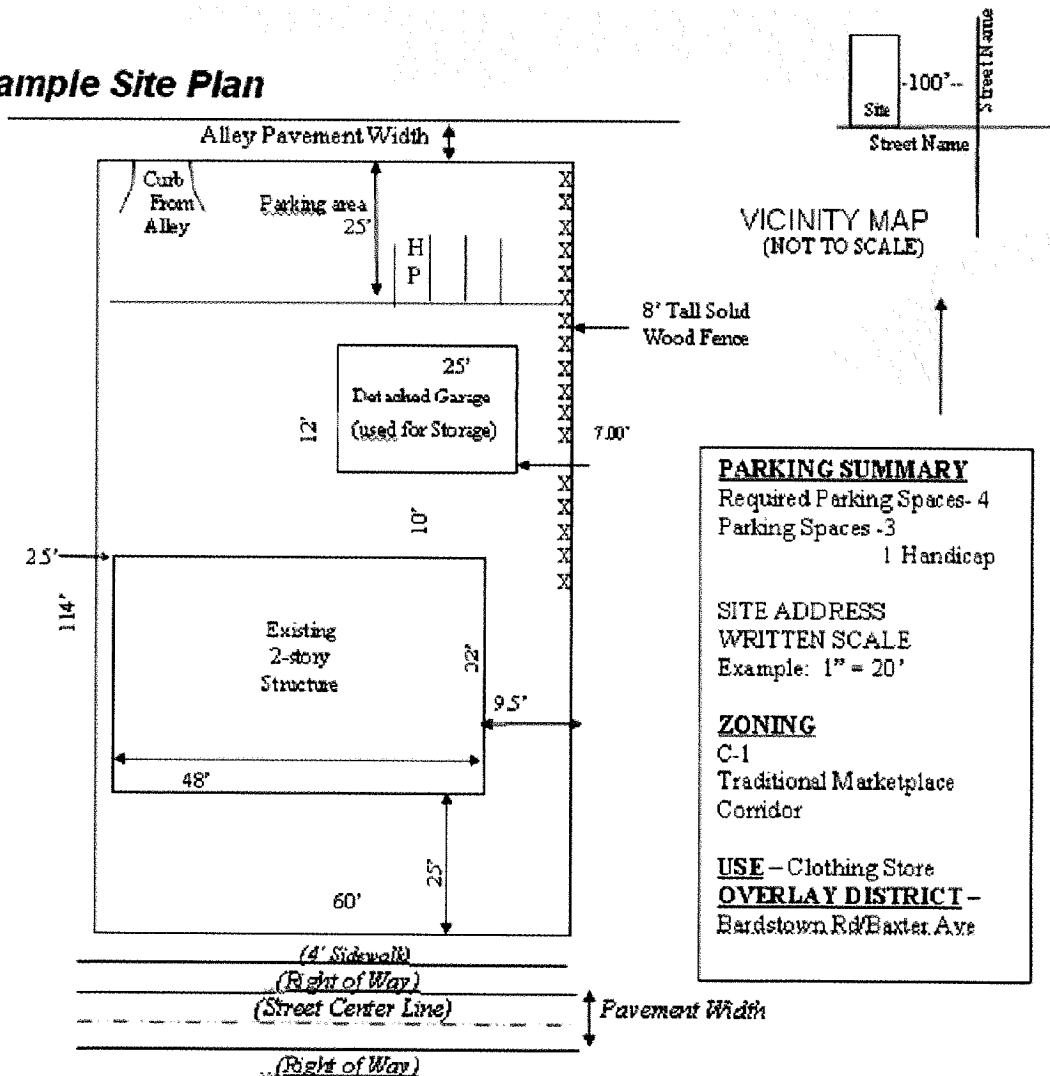
Certificate of Appropriateness: A project involving physical changes to the exterior of a building, structure, or property designated as a local landmark or located within a local preservation district shall require prior approval in the form of a Certificate of Appropriateness. An approval requires 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

November 17, 2017 11:54 AM

About LDC

Location

Parcel ID: 017F00470000
Parcel LRSN: 57892
Address: 101 W MUHAMMAD ALI BLVD

Zoning

Zoning: C2
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: EAST DOWNTOWN
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Local Regulatory Floodplain Zone: YES
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: CSO057 - Project(s) Value between \$.04 - \$1.5

Services

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