

**18DEVPLAN1002**  
**3255 Bardstown Road**



**Louisville Metro Board of Zoning Adjustment**

**Public Hearing**

**Ross Allen, Planner I**

**April 30, 2018**

# Requests

- **Variance #1:** Variance from LDC 5.3.2.C.2.b to allow the proposed 4-story hotel to encroach by 20 feet into the 25 foot rear setback as adjacent to Father Maloney's Boys and Girls Haven property.

Location	Requirement	Request	Variance
Rear Setback (Tract 2-2)	25 ft.	5 ft.	20 ft.

# Requests

- **Waiver #1:** from LDC 5.9.2.A.1.b.i and v to not provide a pedestrian connection from the Bardstown right of way traversing a parking lot with more than 100 spaces to the proposed 4- story, 119 room hotel.
- **Waiver #2:** from LDC 10.2.4.A; table 10.2.3 to not provide a 35 ft. LBA with 1.0 planting density requirement with an 8 foot screen along the northern property line for an approximate length of 383 ft. as facing R-5 zoned parcels in a Campus Form District for proposed tract 2 - 2.
- **Waiver #3:** from LDC 10.2.4.A; table 10.2.3 to not provide a 20 ft. LBA with 1.0 planting density requirement with an 6 foot screen along the western property line for an approximate length of 162 ft. as facing Interstate 264 Ramp East for proposed tract 2 - 2.

# Case Summary / Background

- Site was previously a hotel on both tracts 2-1 and 2-2. Tract 2-1 is now a Thornton's Gas Station and Tract 2-2 is the proposal site.
- Tract 2-2 is landlocked excluding the appurtenance which may be defunct from Goldsmith Lane.
- Proposal includes a 4-story hotel with a 13,480 sf. footprint and proposed attached indoor pool.
- Proposed VUA of 41,065 sf. with 119 parking spaces.

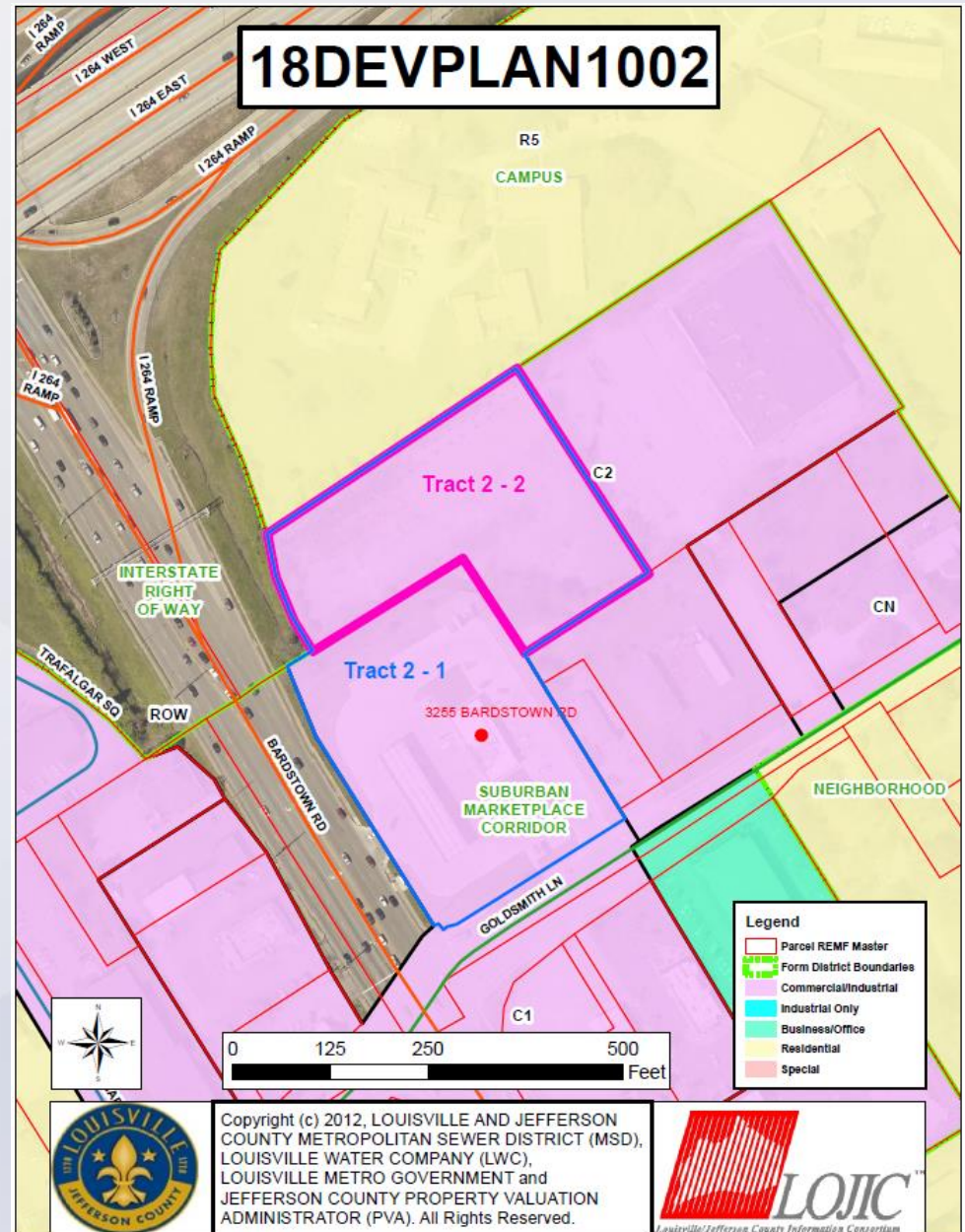
# Zoning/Form Districts

## Subject Property:

- Existing: C-2/Suburban Marketplace Corridor
- Proposed: C-2/Suburban Marketplace Corridor

## Adjacent Properties:

- North: R-5/Campus
- South: C-2/Suburban Marketplace Corridor
- East: C-2/Suburban Marketplace Corridor
- West: C-2/Suburban Marketplace Corridor



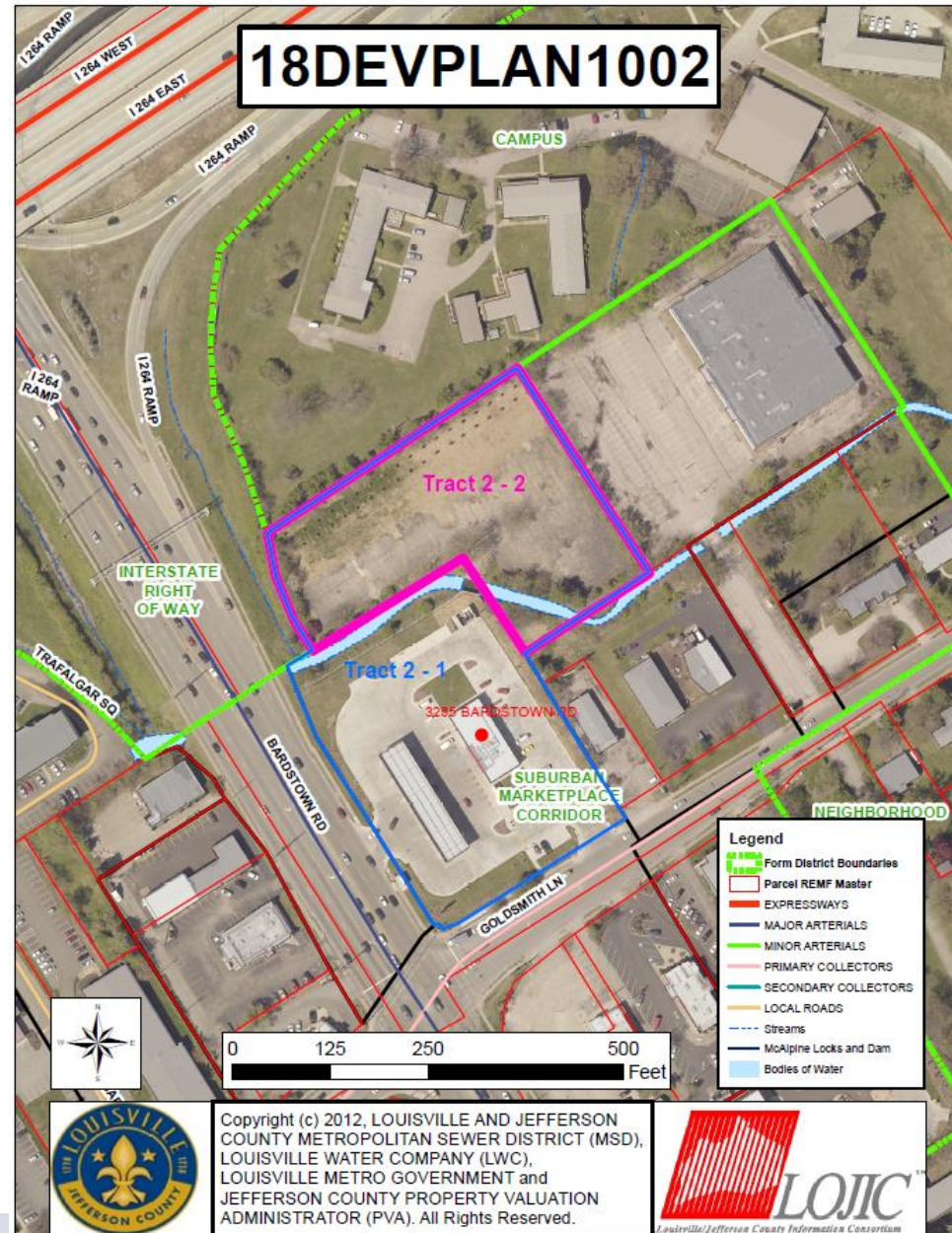
# Aerial Photo / Land Use

## Subject Property:

- Existing: Commercial - vacant
- Proposed: Commercial – Hotel

## Adjacent Properties:

- North: Residential Single Family - Father Maloney's Boys and Girls Haven
- South: Commercial - Thornton's Gas Station, Liquor World, and Pet's Palace
- East: Commercial – vacant AMF Bowling Alley AND Pet's Palace
- West: Commercial - Bardstown Rd. ROW, Interstate 264 Eastbound Ramp, and Multifamily Residential – Addison Park Apartment Homes



# Site Photos-Subject Property



Entrance to the subject site via the appurtenance (DB 5825 P 350 and DB 10446 P 550).

# Site Photos-Subject Property



Looking west into the subject site, located on the other side of the tree line/fence as shown.



# Site Photos-Subject Property



Looking northwest interior to the subject site. The Father Maloney's Boys and Girls Home shown in the foreground.

# Site Photos-Subject Property



Looking west along the northern property line of the subject site. Father Maloney's Boys and Girls Home is to the right in the photo. Variance is being requested from this property line.

# Site Photos-Subject Property



Looking southwest towards Tract 2-1, Thornton's Gas Station, from the subject site.

# Site Photos-Subject Property



Looking southwest, towards Bardstown Rd., the Intermittent Stream is shown.

# Site Photos-Subject Property



Looking east, towards the vacant AMF Bowling Alley.

# Site Photos-Subject Property



Looking along the frontage of the subject site north along Bardstown Rd./Interstate East On-ramp .

# Site Photos-Subject Property



Looking west across Bardstown Rd. the general vicinity has Commercial uses and Multifamily Residential.





# Conclusions

- Variance request appears to be adequately justified and meet the standard of review.
- Waivers #1, 2, and 3 appear to be adequately justified and meets the Guidelines of the Comprehensive Plan (Cornerstone 2020).

# Required Actions

- **Approve/Deny Variance:** Variance from LDC 5.3.2.C.2.b to allow the proposed 4-story hotel to encroach by 21 feet into the 25 foot rear setback as adjacent to Father Maloney's Boys and Girls Haven property.
- **Approve/Deny Waiver #1:** from LDC 5.9.2.A.1.b.i and v to not provide a pedestrian connection from the Bardstown right of way traversing a parking lot with more than 100 spaces to the proposed 4- story, 119 room hotel.
- **Approve/Deny Waiver #2:** from LDC 10.2.4.A; table 10.2.3 to not provide a 35 ft. LBA with 1.0 planting density requirement with an 8 foot screen along the northern property line for an approximate length of 383 ft. as facing R-5 zoned parcels in a Campus Form District for proposed tract 2 - 2.

# Required Actions

- Approve/Deny Waiver #3: from LDC 10.2.4.A; table 10.2.3 to not provide a 20 ft. LBA with 1.0 planting density requirement with an 6 foot screen along the western property line for an approximate length of 162 ft. as facing Interstate 264 Ramp East for proposed tract 2 - 2.

# Conditions of Approval

- **Condition of Approval #1:** A revised landscaping plan be submitted for existing case no. 15LSCAPE1072 for the gas station site located at 3255 Bardstown Rd. and a separate landscaping plan be submitted for tract 2 - 2 as shown on case no. 18DEVPLAN1002.
- **Condition of Approval #2:** The variance and three waivers will be on condition that 18MINORPLAT1011 is recorded with a defined access agreement as reviewed by Planning Commission Legal Counsel and consistent with the 18DEVPLAN1002 prior to Category 2B Development Plan approval.
- **Condition of Approval #3:** Per note #16 under General Notes on the Preliminary approved development plan elevations will need to be submitted to staff for approval prior to issuance of building permits prior to staff approving the Category 2B development plan.