

16DEVPLAN1125

350 East Market Street



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Steve Hendrix, Planning Supervisor
August 1, 2016**

Request

- Variance of Chapter 5.2.1.C.5 to increase the building setback.

Location	Requirement	Request	Variance
Market Street	0 feet	26 feet	26 feet
Preston Street	0 feet	32 feet	32 feet

- Category 3 Plan

Case Summary / Background

- Proposed 11 story, 325,497 square foot mixed use building
- Outdoor dining area at the corner of Market Street and Preston Street
- Elevation is higher at this corner, outdoor dining area to be elevated from sidewalk.
- Proposal does not create any type of sight distance concerns.
- On July 20, 2016, the Downtown Development Review Overlay Committee continued the case, but stated the building design and streetscape were approved.

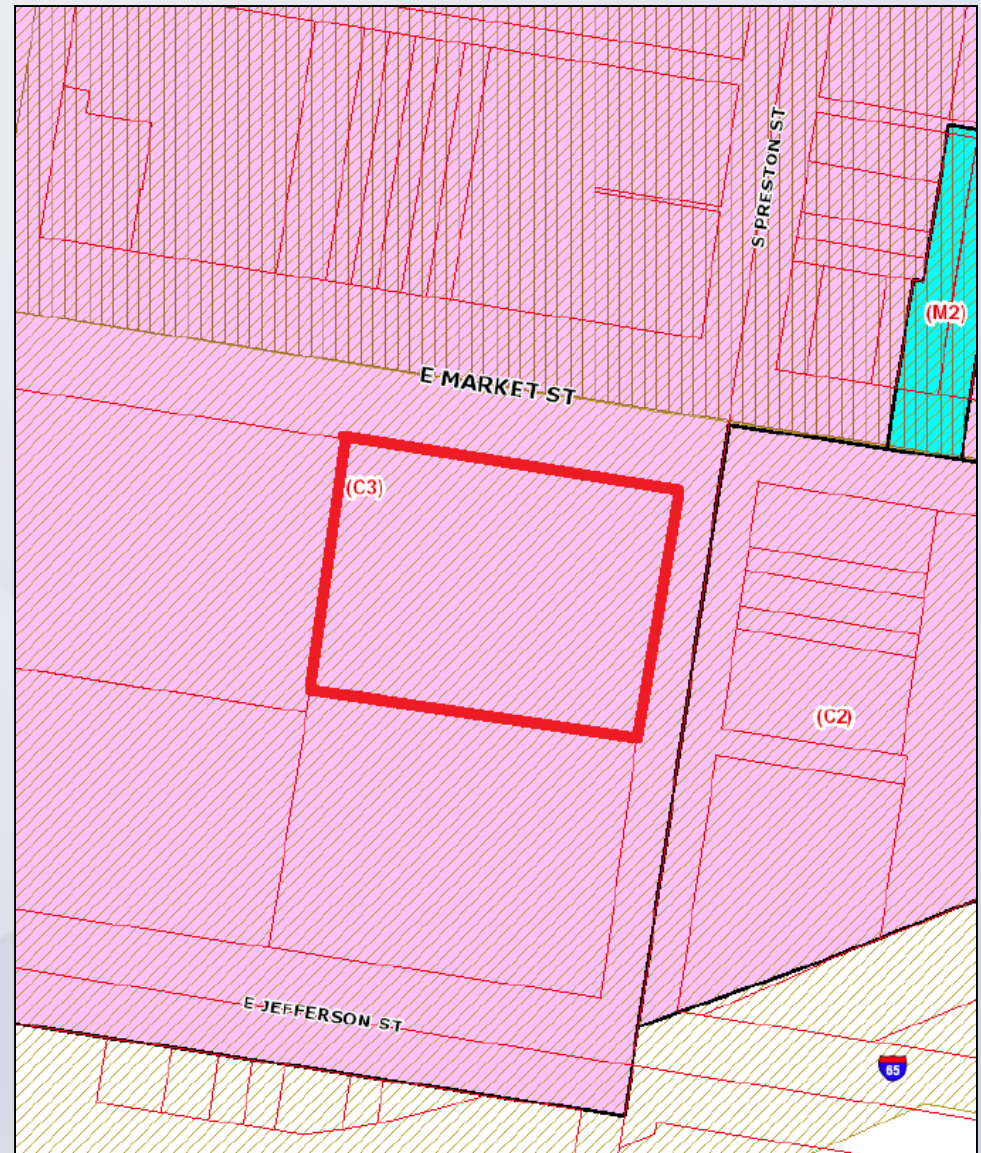
Zoning/Form Districts

Subject Property:

- Existing: C-3/Downtown
- Proposed: C-3/Downtown

Adjacent Properties:

- North: C-3/Downtown
- South: C-3/Downtown
- East: C-2/Downtown
- West: C-3/Downtown



Aerial Photo/Land Use

Subject Property:

- Existing: Surface Parking
- Proposed: Mixed Use Building

Adjacent Properties:

- North: Hotel
- South: Parking Garage
- East: Retail
- West: Office Building



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DT KY LLC
150
FD

isting Edge
of Road

1-14-10000

SS
RM 461.02

RETAINING WALL
WITH RAILING

RM 460.99
IE XXX.XX

BIKE LANE

55.11'

RM 459.02
IE 456.02

OUTDOOR
DINING

RM 458.42
E 455.42

TON ST. 60' RW

201 S
Golden

203 S
Golden

Paved
Parking

10' W 195.30'

125.14'

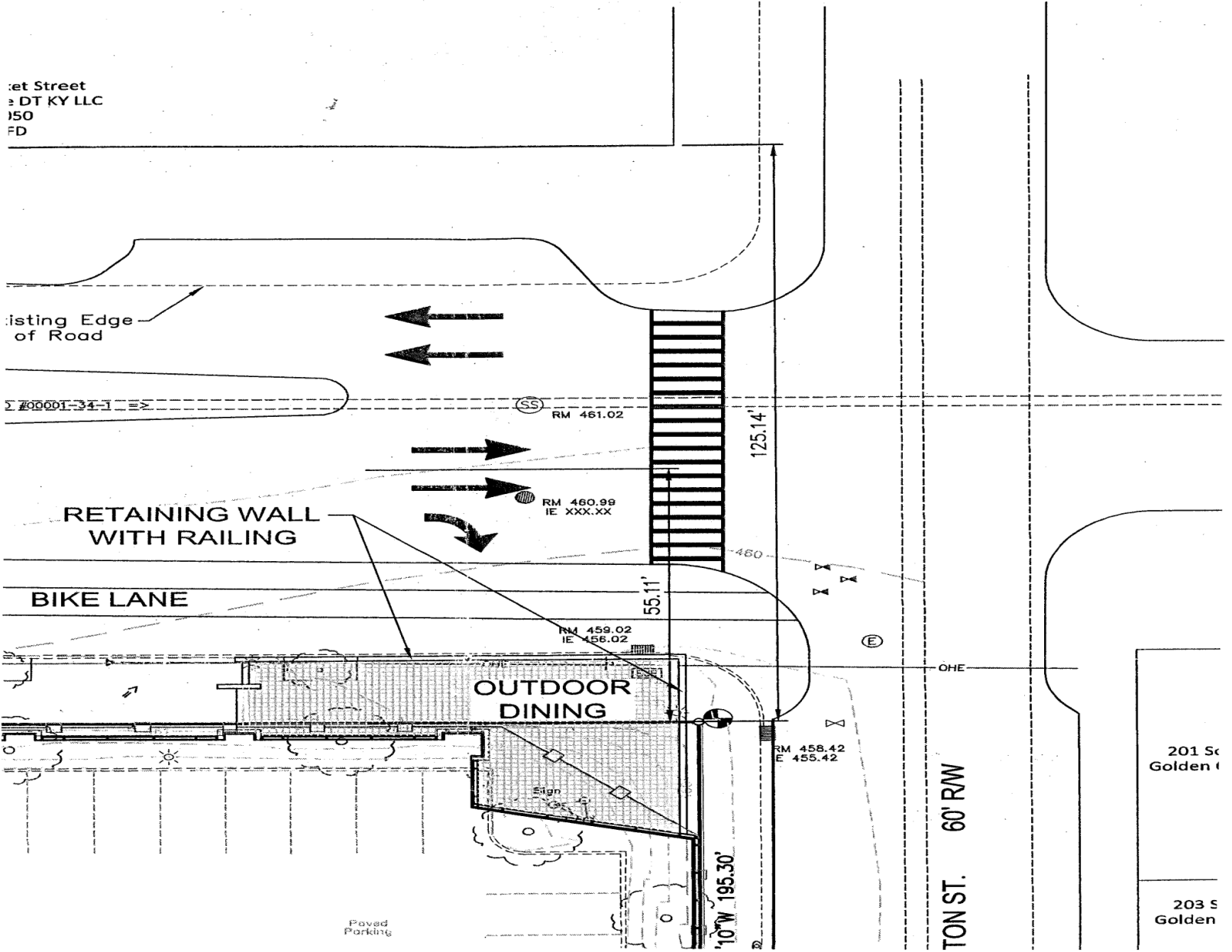
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300
E MARKET ST



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Technical Review

- Public Works and Transportation Planning to coordinate with applicant in regards to the drop-off/valet area.

Staff Analysis and Conclusions

- The variance requests appear to be adequately justified and meet the standard of review.
- With the exception of the variances, the Category 3 Plan is in compliance with the LDC.

Required Actions

- **APPROVE** or **DENY** variances from Section 5.2.1.C.6 to increase the maximum building setback of 0 feet

Location	Requirement	Request	Variance
Market Street	0 feet	26 feet	26 feet
Preston Street	0 feet	32 feet	32 feet

- **APPROVE** or **DENY** the Category 3 Plan