

Development Review Committee

Staff Report

November 2, 2022



Case No:	22-CAT3-0013
Project Name:	2 nd and Market Hotel
Location:	127, 129, 131, 133, 137, 139 and 141 W Market St; 123 S 2nd St
Owner(s):	Truvine Derby City, LLC
Applicant:	Zyyo, LLC
Jurisdiction:	Louisville Metro
Council District:	4 – Jecorey Arthur
Case Manager:	Jay Lockett, AICP, Planner II

REQUEST(S)

- Category 3 Development Plan

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a 6-story hotel with 168 rooms on approximately .88 acres. The site is located in Downtown Louisville at the intersection of S 2nd St and W Market St, and is zoned C-3 in the Downtown form district. The site plan shows circulation and limited parking behind the building. The proposed hotel will utilize existing off-site parking garages to meet its parking needs.

STAFF FINDING

The Category 3 Development Plan and the proposed building designs are compliant with the Land Development Code.

TECHNICAL REVIEW

The design of the hotel is under review against the standards of the Downtown Development Review Overlay under docket 22-OVERLAY-0028. A committee meeting to review the proposal was scheduled for the morning of November 2, 2022.

INTERESTED PARTY COMMENTS

Staff has received no comments from interested parties concerning this request.

REQUIRED ACTIONS

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

NOTIFICATION

Date	Purpose of Notice	Recipients
10-20-22	Hearing before DRC	1 st tier adjoining property owners and residents Registered Neighborhood Groups in Council District 4

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



19-CAT3-0013

feet

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2. Aerial Photograph



19-CAT3-0013

feet

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