

# 15CUP1073 & 16VARIANCE1092 10455 & 10201 Champion Farms Drive



**Louisville Board of Zoning Adjustment Public Hearing**

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January 23, 2016

# Requests

- Conditional Use Permit to allow off-street parking in an R-7 zoning district
- Variance from 5.3.1.C.5 to allow parking to reduce the required 50' non-residential to residential setback
- Variance (16VARIANCE1092) from 5.3.1.C.5 to allow a building height of 62'

Location	Requirement	Request	Variance
North Property Line	50'	2'	48'
Hotel Height	35'	62'	27'

# Case Summary/Background

- Proposal is within the Springhurst Towne Center (29 acres) located approximately ½ mile west of the Westport Rd/Gene Synder exchange
- Proposed 4-story 82,000 square foot hotel with 157 guest rooms
- 85 new parking spaces to the north of hotel located in R-7 zone, requiring CUP
- Parking encroaches into required 50' setback along north property line
- Building height exceeds Neighborhood Form District maximum
- Revised Detailed Development Plan and Landscape Waiver granted by LD&T on January 6, 2017

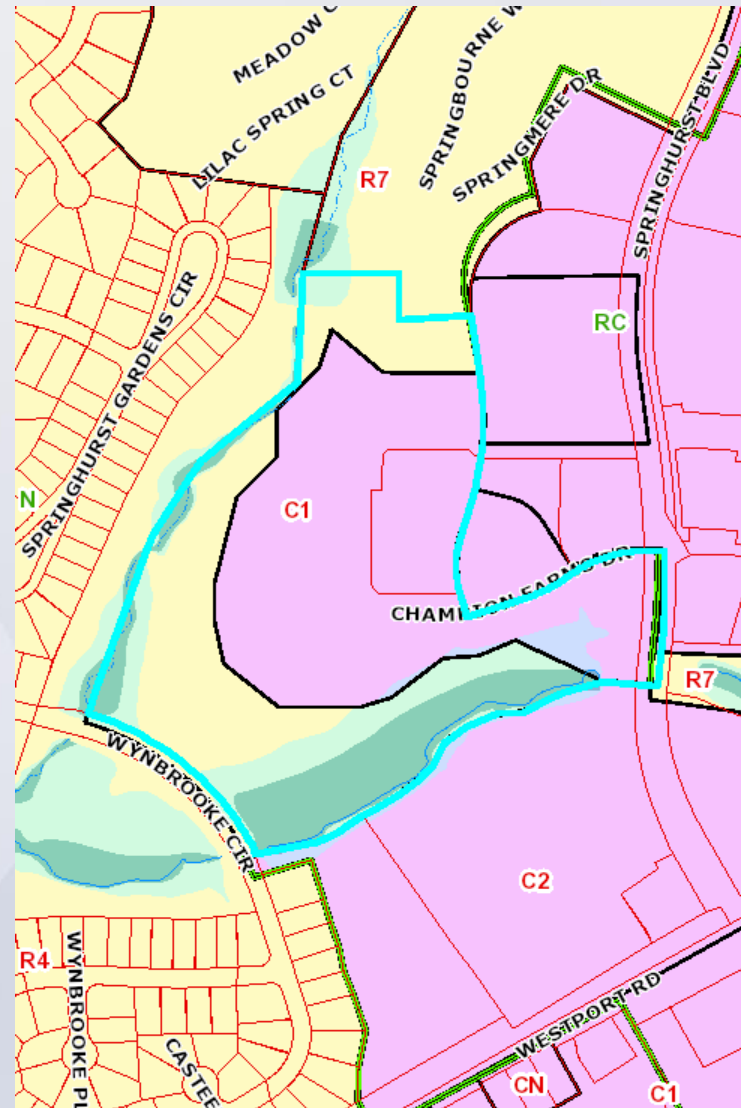
# Zoning/Form Districts

## Subject:

- Existing: C-1,R-7/N
- Proposed: C-1,R-7/N

## Surrounding:

- North: R-7/N
- South: C-2/RC
- East: C-1, C-2/RC
- West: R-4/N





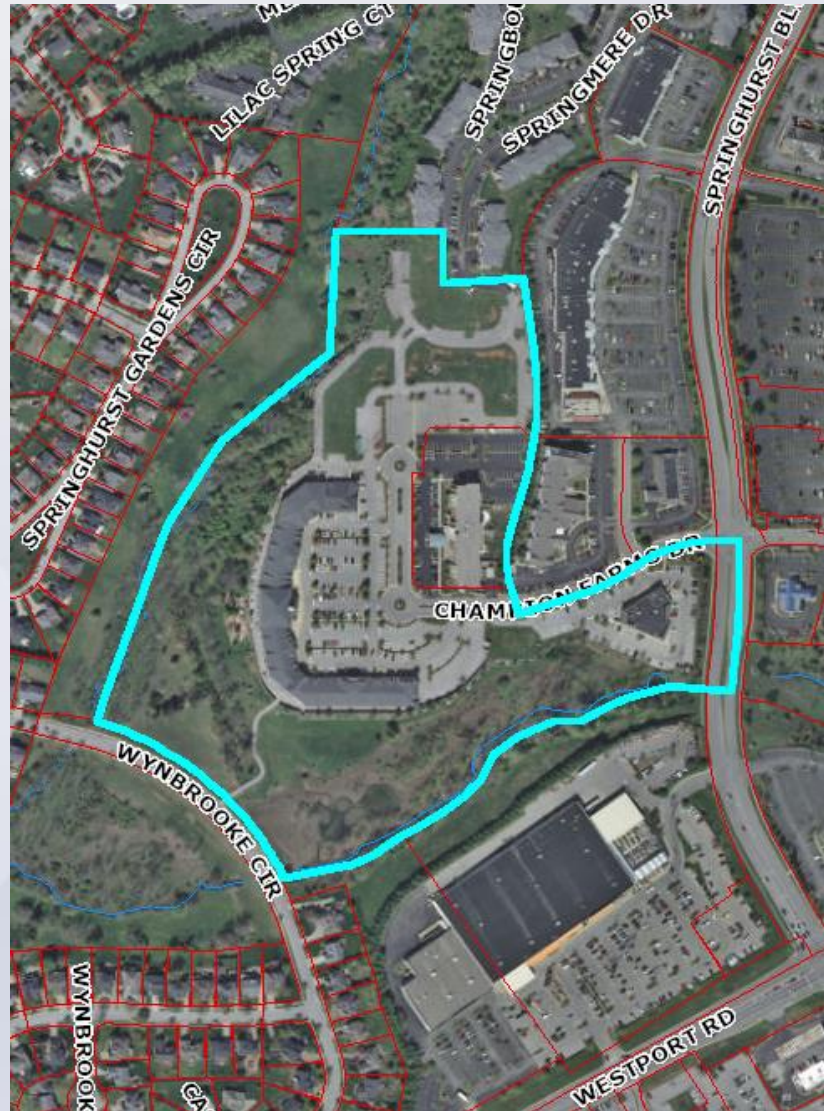
# Aerial Photo/Land Use

## Subject:

- Existing: Mixed Retail, Commercial, Hotel
- Proposed: Mixed Retail, Commercial, Hotel

## Surrounding:

- North: Multi-Family
- South: Retail, Restaurant
- East: Retail, Hotel, Restaurant
- West: Single Family Residential



# Hotel Site Looking East





# Looking East at Parking Area



# Looking South from Apartment Parking Lot

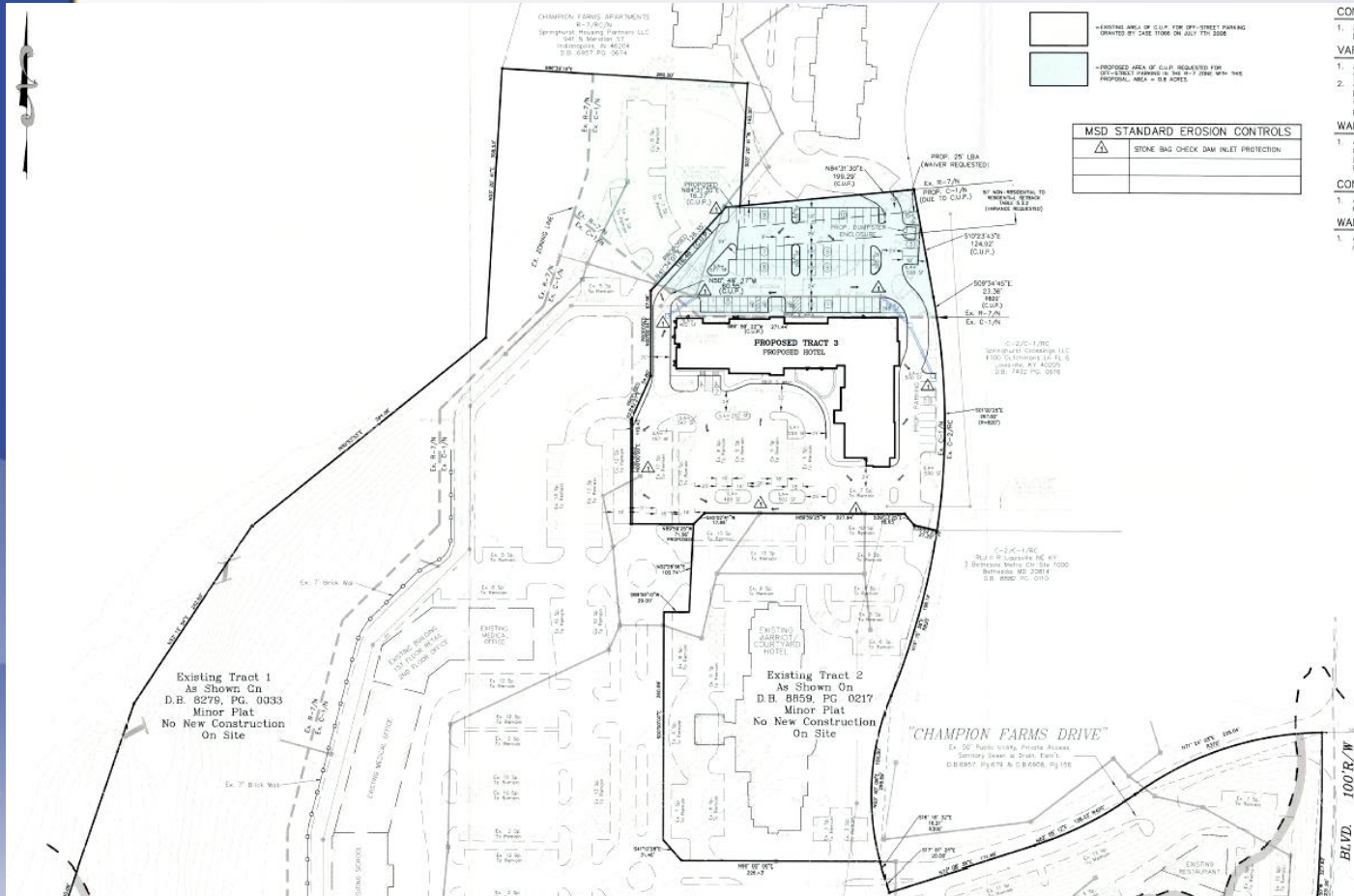




# Site Looking West



# Applicant's Development Plan



## CONDITIONAL USE PERMIT REQUESTED: (PROPOSED TRACT 3)

1. A Conditional Use Permit is requested by Section 4.2.39 of the Louisville Metro Land Development Code for off-street parking in the R-7 zone.

## VARIANCE REQUESTED: (PROPOSED TRACT 3)

1. A Variance is requested from Table 5.3.2 of the Louisville Metro Land Development Code to vary the Building Height to 47 ft.  
 2. A Variance is requested from Section 5.3.1.C.5 Table 5.3.2 of the Louisville Metro Land Development Code to vary the 10' sign-residential to residential setback (no loading) for the proposed hotel parking and proposed dumpster enclosure on Tract 3 along the north property line adjacent to Champion Farms Apartments.

## WAIVER REQUESTED: (PROPOSED TRACT 3)

1. A Waiver is requested from Section 10.2.4 of the Louisville Metro Land Development Code to waive the environmental of the proposed hotel parking area into the 25 ft. Landscape Buffer Area on Tract 3 along the north property line adjacent to Champion Farms Apartments.

## CONDITIONAL USE PERMIT GRANTED:

1. A Conditional Use Permit has been granted by Chapter 4 Section 4.2.39 of the Louisville Metro Land Development Code for off-street parking by Case: 11066 on July 7, 2008.

## WAIVER GRANTED:

1. A Waiver has been granted from the Louisville Metro Land Development Code for a 10% reduction in parking provided by Docket 9-33-02.

## TRACT 1 (NO NEW CONSTRUCTION ON THIS TRACT)

TRACT 1 SITE AREA = 24.00 Ac  
 EXISTING ZONING TO REMAIN = R-7 AND C-1  
 EXISTING FORM DISTRICT TO REMAIN = NEIGHBORHOOD  
 EXISTING USES TO REMAIN = RETAIL, RESTAURANT & MECH  
 EXISTING BUILDING AREA = 76,942 SF  
 F.A.R. = 6.07 (1.0 MAX. ALLOWED)

## TRACT 2 (NO NEW CONSTRUCTION ON THIS TRACT)

TRACT 2 SITE AREA = 2.44 Ac  
 EXISTING ZONING TO REMAIN = NEIGHBORHOOD  
 EXISTING FORM DISTRICT TO REMAIN = HOTEL  
 EXISTING USES TO REMAIN = 72,000 SF  
 EXISTING BUILDING AREA = 63,710 MAX. ALLOWED  
 F.A.R. = 6.7 (1.0 MAX. ALLOWED)

## TRACT 3 (NEW CONSTRUCTION PROPOSED ON THIS TRACT)

TRACT 3 SITE AREA = 2.74 Ac  
 EXISTING ZONING TO REMAIN = R-7 & C-1 (C.U.P. REQUEST)  
 EXISTING FORM DISTRICT TO REMAIN = NEIGHBORHOOD  
 PROPOSED USE = HOTEL  
 PROPOSED HOTEL FOOTPRINT = 20,418 SF  
 PROPOSED HOTEL AREA = 82,000 SF  
 F.A.R. = 6.7 (1.0 MAXIMUM ALLOWED)  
 BUILDING HEIGHT ALLOWED = 35 FT.  
 PROPOSED HOTEL HEIGHT = 47 - 4 FLOORS (VARIANCE IN  
 DUE PARKING REQUIRED & PROVIDED (LONG TERM ONLY REQ)) = 2 LONG TERM PROVIDE OK  
 EXISTING VEHICULAR USE AREA (TRACT 3 ONLY) = 58,217 SF  
 PROPOSED VEHICULAR USE AREA (TRACT 3 ONLY) = 68,049 SF (10% INCREASE)  
 INTERIOR LANDSCAPE AREA REQUIRED (TRACT 3 ONLY) = 5,171 SF  
 INTERIOR LANDSCAPE AREA PROVIDED (TRACT 3 ONLY) = 6,400 SF

## PARKING REQUIRED (TRACTS 1, 2 & 3)

	MIN	MAX
EXISTING HOTEL (75 ROOMS) (TRACT 2)		
1 SP/75 ROOMS MIN. / 1.5 SP/75 ROOMS MAX.	75 SP	113 SP
EXISTING RETAIL (TRACT 1)		
20804 SF/200 SF MIN. / 20804 SF/200 SF MAX.	83 SP	104 SP
EXISTING MEDICAL OFFICE (TRACT 1)		
23587 SF/235 SF MIN. / 23587 SF/235 SF MAX.	42 SP	107 SP
EXISTING MEDICAL OFFICE (TRACT 1)		
23587 SF/235 SF MIN. / 23587 SF/235 SF MAX.	110 SP	184 SP
EXISTING GENERAL OFFICE (TRACT 1)		
7814 SF/200 SF MIN. / 7814 SF/200 SF MAX.	23 SP	45 SP
EXISTING SCHOOL (TRACT 1)		
8 CLASSROOMS/2 SF MIN. / 9 CLASSROOMS/3 SF MAX.	16 SP	27 SP
PROPOSED HOTEL (TRACT 3)		
1 SP/ROOM (107) MIN. / 1.5 SP/ROOM (107) MAX.	157 SP	234 SP
TOTAL PARKING REQUIRED	328 SP	809 SP

## PARKING PROVIDED (TRACTS 1, 2 & 3)

	MIN	MAX
TRACT 1 EXISTING SPACES TO REMAIN	62 SPACES	
TRACT 2 EXISTING SPACES TO REMAIN	62 SPACES	
TRACT 3 HOTEL PROPOSED SPACES	731 SPACES	
TOTAL PARKING PROVIDED		855 SPACES

## GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- Construction fencing shall be erected prior to any construction or grading activity and all systems of trees to be preserved. The fencing shall enclose the area & tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent emissions from reaching existing roads and neighboring properties.
- A Waiver was approved by Docket 9-33-02 for a 10% reduction in the parking.
- Deed Book 8279 Page 33 grants a cross access and shared parking right to a 4' Minor Plat will be recorded to create Tract 3 and a cross over access agree between tracts 1, 2 and 3, prior to Metro Public Works' construction plan approval.
- Per Section 4.2.39.8 of the Louisville Metro Land Development Code, walls, fences, and other structures shall be provided to protect the site and be in harmony with the surrounding area.

# Elevations



**WEST ELEVATION**



**SOUTH ELEVATION**

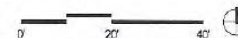
**SOUTH/WEST ELEVATION**



05 OCTOBER 2016

**TOWNE PLACE SUITES/FAIRFIELD INN & SUITES**

SPRINGHURST, KENTUCKY •



WHITE LODGING



# Elevations



**EAST ELEVATION**



**NORTH ELEVATION**

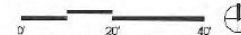
**NORTH/EAST ELEVATION**



05 OCTOBER 2016

**TOWNE PLACE SUITES/FAIRFIELD INN & SUITES**

SPRINGHURST, KENTUCKY •



WHITE LODGING

# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit and Variances

# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow off-street parking in an R-7 zoning district
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