# Downtown Development Overlay Review/ Development Review Committee

Staff Report October 2, 2019



Case No: 19-CAT3-0013

**Project Name:** Hyatt House/Hyatt Place

Location: 127, 133 and 143 W Market St and 123 S 2<sup>nd</sup> St

Owner(s): GP Enterprises LLC.

**Applicant:** Carney Management Company

Jurisdiction: Louisville Metro

**Council District:** 4 – Barbara Sexton Smith **Case Manager:** Jay Luckett, AICP, Planner I

### REQUEST(S)

Category 3 Development Plan

### **CASE SUMMARY/BACKGROUND**

The applicant is proposing to construct an 8 story hotel with 266 rooms on approximately .88 acres. The site is located in Downtown Louisville at the intersection of S 2<sup>nd</sup> 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, as well as a pick-up and drop-off area on along the W Market St frontage. 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**

There are no outstanding technical issues associated with this proposal.

#### **INTERESTED PARTY COMMENTS**

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

### **REQUIRED ACTIONS**

APPROVE or DENY the Category 3 Development Plan

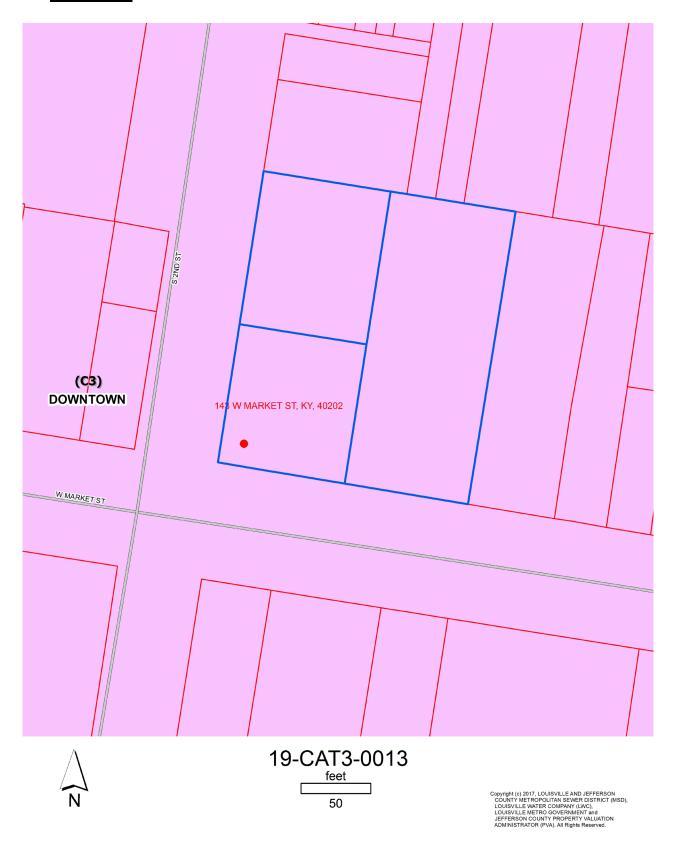
# **NOTIFICATION**

Date	Purpose of Notice	Recipients
9-18-19	Hearing before DDRO	1 <sup>st</sup> tier adjoining property owners
		Registered Neighborhood Groups in Council District 4

# **ATTACHMENTS**

- 1. Zoning Map
- 2. Aerial Photograph

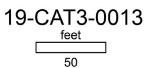
# 1. Zoning Map



# 2. <u>Aerial Photograph</u>







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