

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 nd St
Owner(s):	GP Enterprises LLC.
Applicant:	Carney Management Company
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Jay Lockett, 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 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, 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 st tier adjoining property owners 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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