

19-NONCONFORM-0029

Nonconforming Use Expansion

700 Central Avenue



Board of Zoning Adjustment Public Hearing

Chris French, AICP, Planning & Design Supervisor

December 16, 2019

Request

A request to expand nonconforming rights on property located at 700 Central Avenue, in accordance with KRS 100.253(2)

KRS 100.253(2)

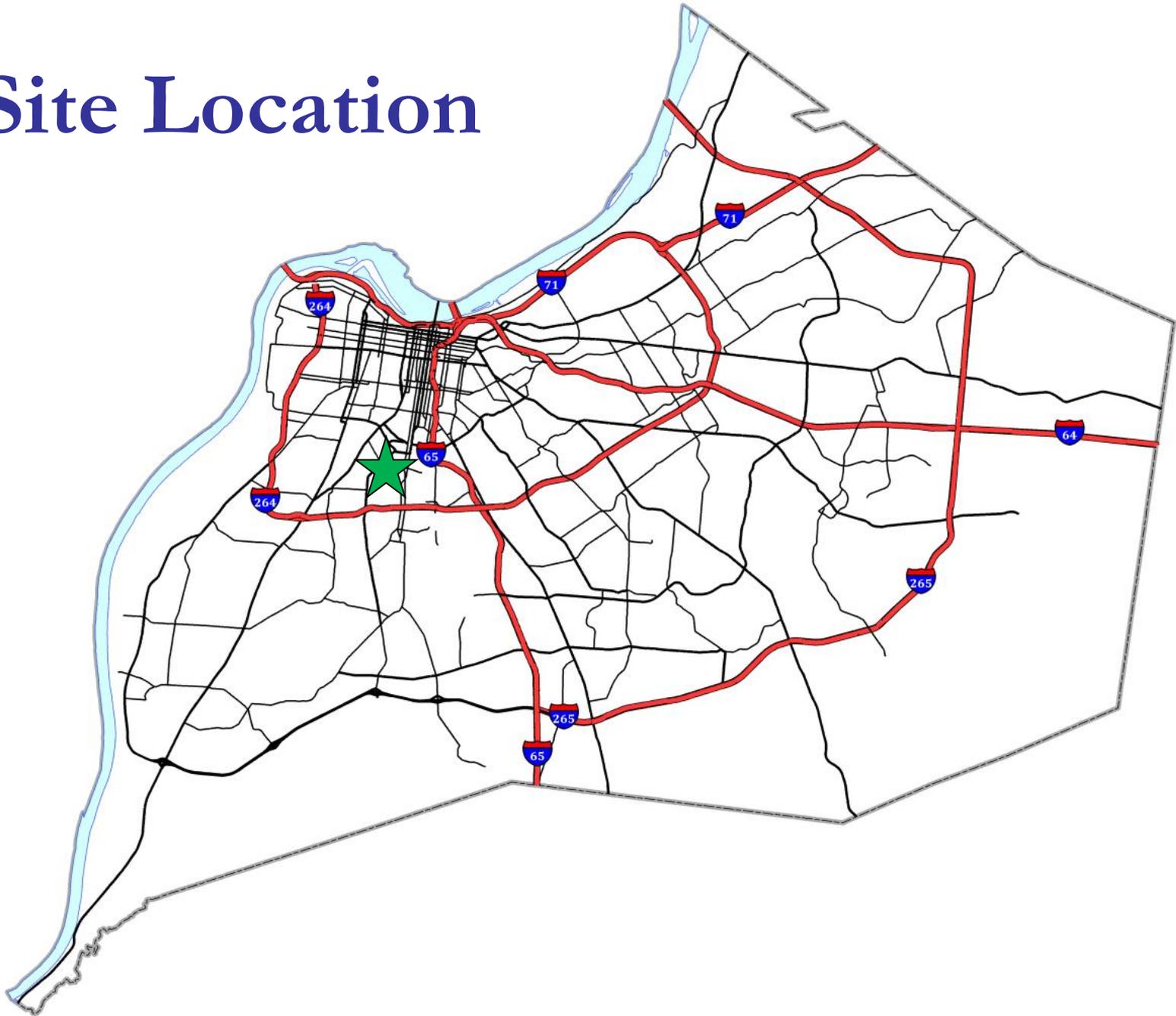
The board of adjustment shall not allow the enlargement or extension of a nonconforming use beyond the scope and area of its operation at the time the regulation which makes its use nonconforming was adopted, nor shall the board permit a change from one (1) nonconforming use to another unless the new nonconforming use is in the same or a more restrictive classification, provided, however, the board of adjustment may grant approval, effective to maintain nonconforming-use status, for enlargements or extensions, made or to be made, of the facilities of a nonconforming use, where the use consists of the presenting of a major public attraction or attractions, such as a sports event or events, which has been presented at the same site over such period of years and has such attributes and public acceptance as to have attained international prestige and to have achieved the status of a public tradition, contributing substantially to the economy of the community and state, of which prestige and status the site is an essential element, and where the enlargement or extension was or is designed to maintain the prestige and status by meeting the increasing demands of participants and patrons.

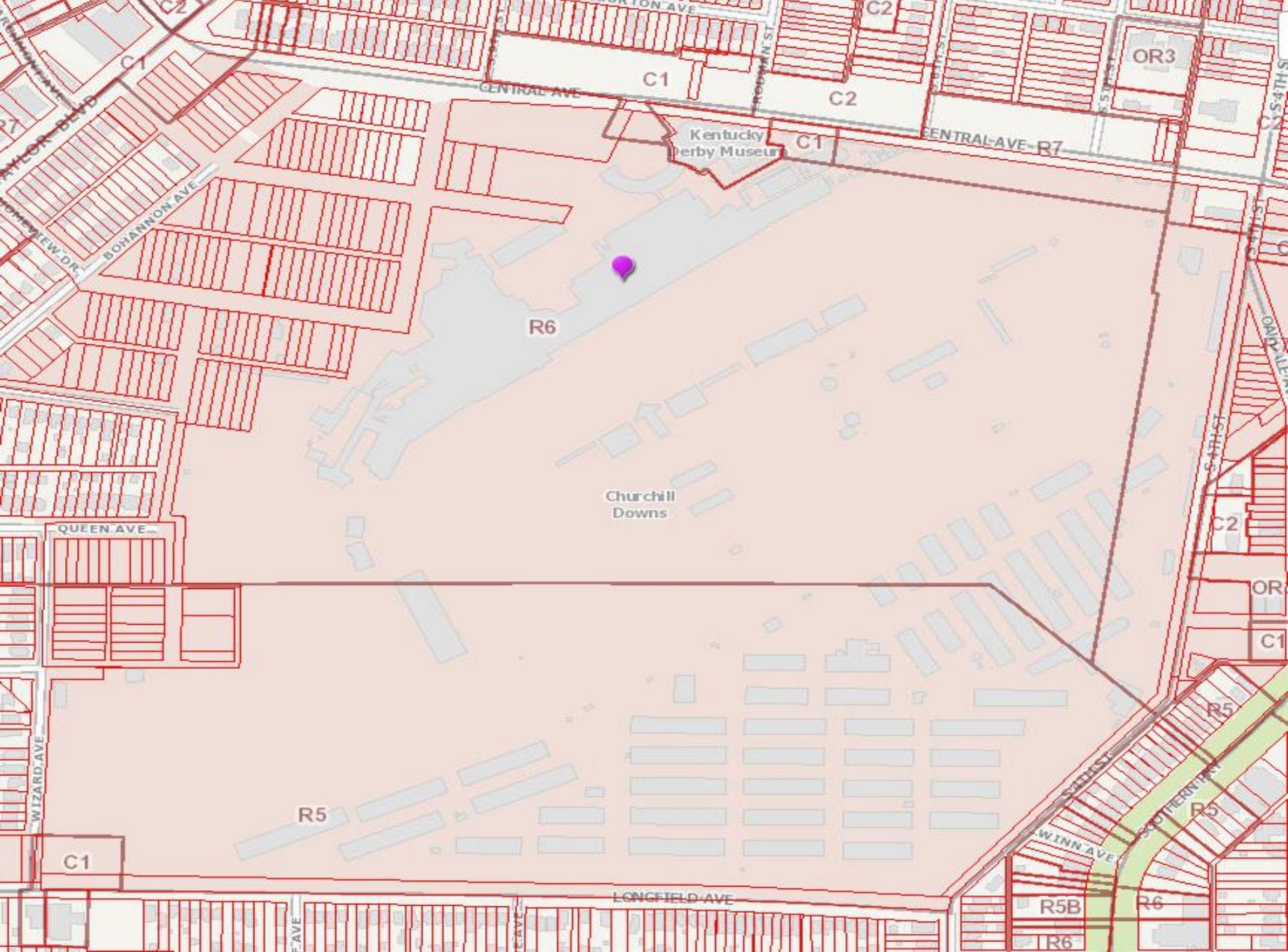
Case Summary/Background

Proposed expansion includes:

- 156 room luxury hotel
- 5,500 racetrack seats
- Historic racing machine facility
- Modern amenity space
- Sidewalk extension along Longfield Avenue

Site Location





C1

C2

OR3

C1

CENTRAL-AVE-R7

R6

Churchill Downs

C2

OR

C1

R5

R5

R5

C1

LONGFIELD-AVE

R5B

R6

R6

R6

AVE

AVE

WINN AVE

SOUTHFIELD AVE

S-4TH ST

OWEN AVE

S-4TH ST

S-4TH ST

S-5 WEST

PHIPPS

WILSON ST

CENTRAL AVE

WILSON AVE

C1

BOHANNON AVE

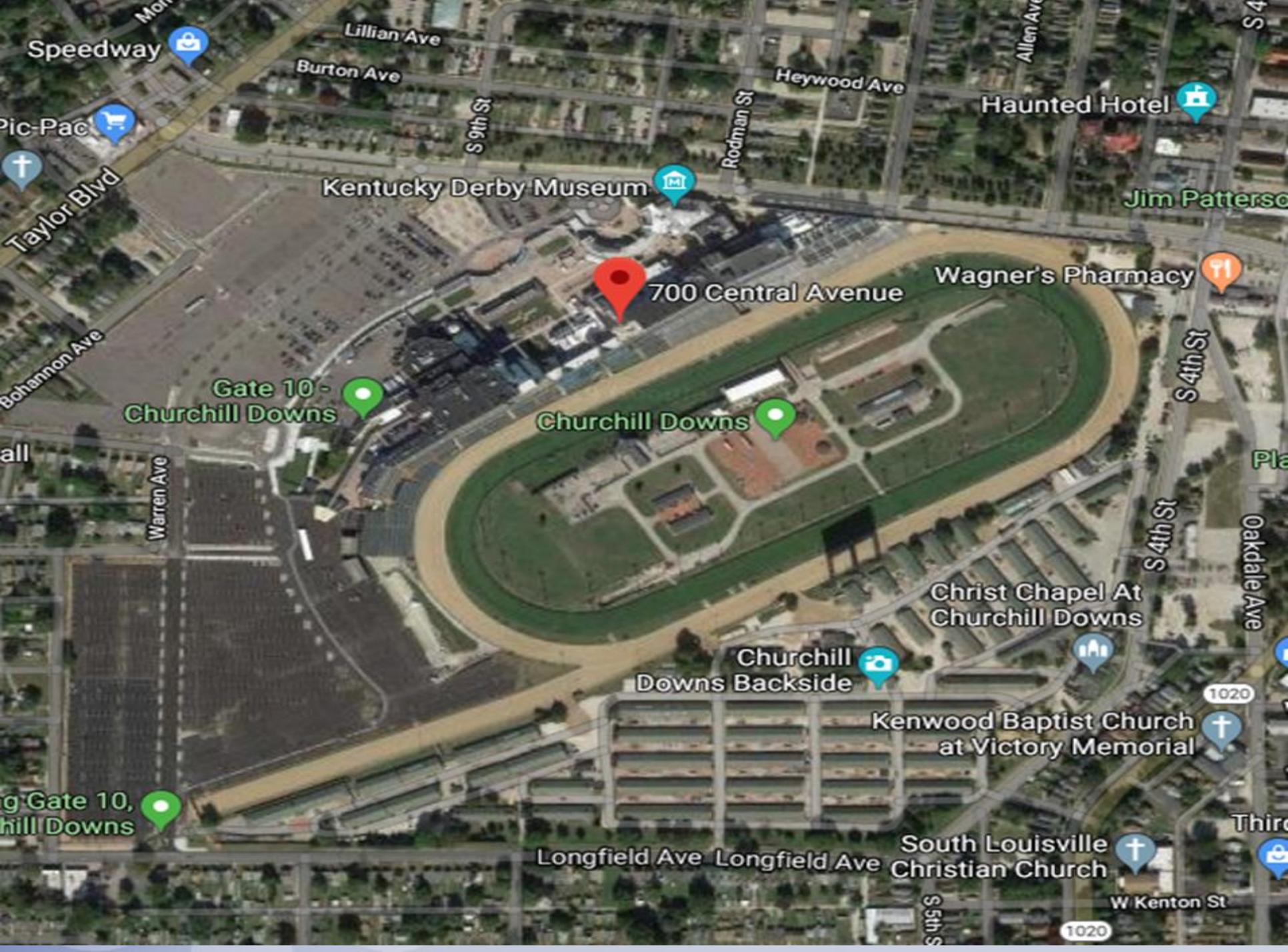
QUEEN AVE

WIZARD AVE

WILSON DR

27

27



Speedway

Lillian Ave

Burton Ave

S 9th St

Heywood Ave

Haunted Hotel

Kentucky Derby Museum



700 Central Avenue

Wagner's Pharmacy



Gate 10 -
Churchill Downs



Churchill Downs



S 4th St

Pla

Oakdale Ave

Christ Chapel At
Churchill Downs

Churchill
Downs Backside



Kenwood Baptist Church
at Victory Memorial

1020

g Gate 10,
hill Downs



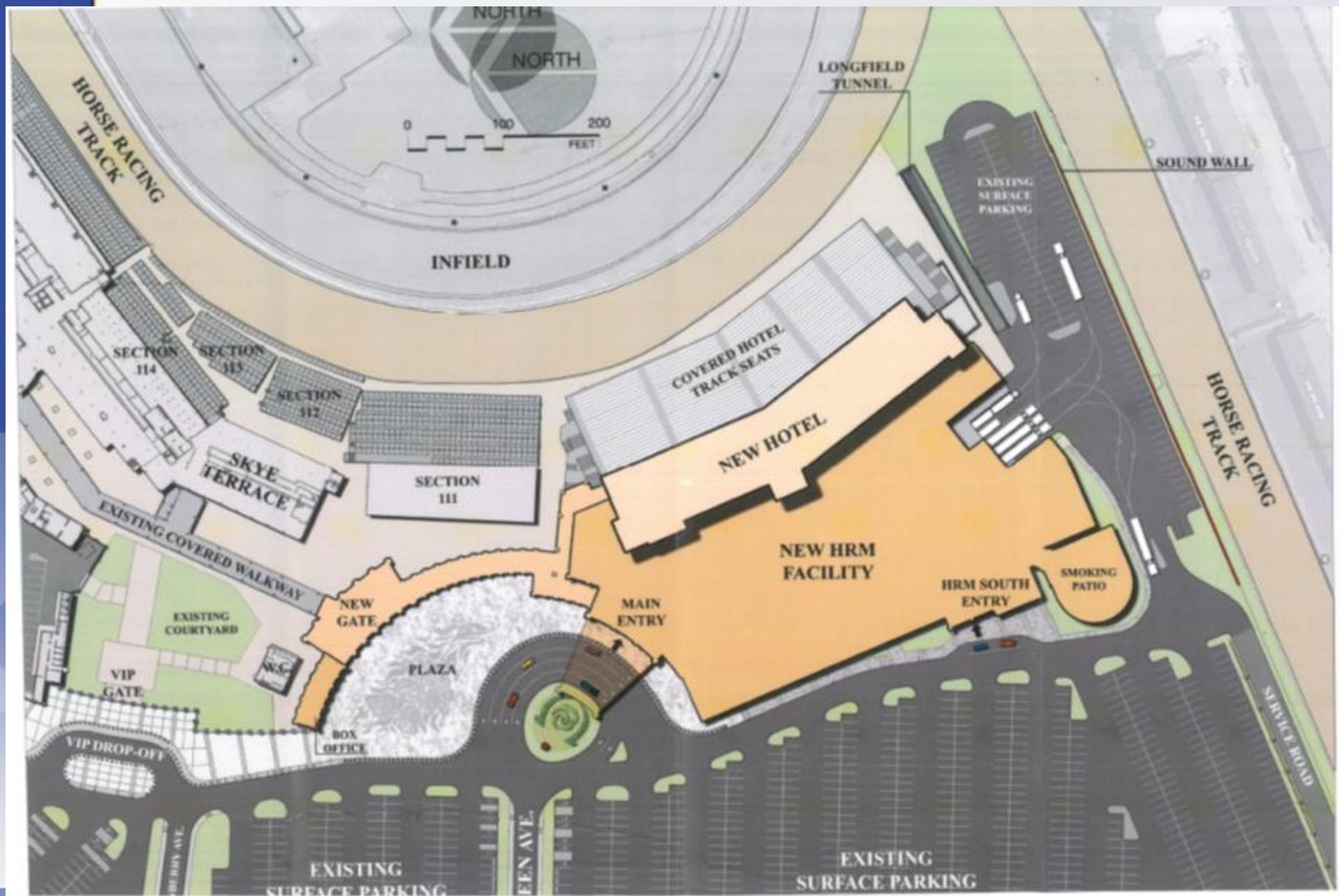
Longfield Ave Longfield Ave
South Louisville
Christian Church



Thir

W Kenton St

1020









12/05/2019 10:35



Staff Analysis

The proposed development plan and expansion of nonconforming use appears to comply with the Land Development Code and the provisions of KRS 100.253(2).

Standards of Review

The Board must determine based on the application, the staff report, and testimony provided today, whether the proposed development plan meets the Land Development Code and acknowledge the expansion of nonconforming use in accordance with KRS 100.253(2)