

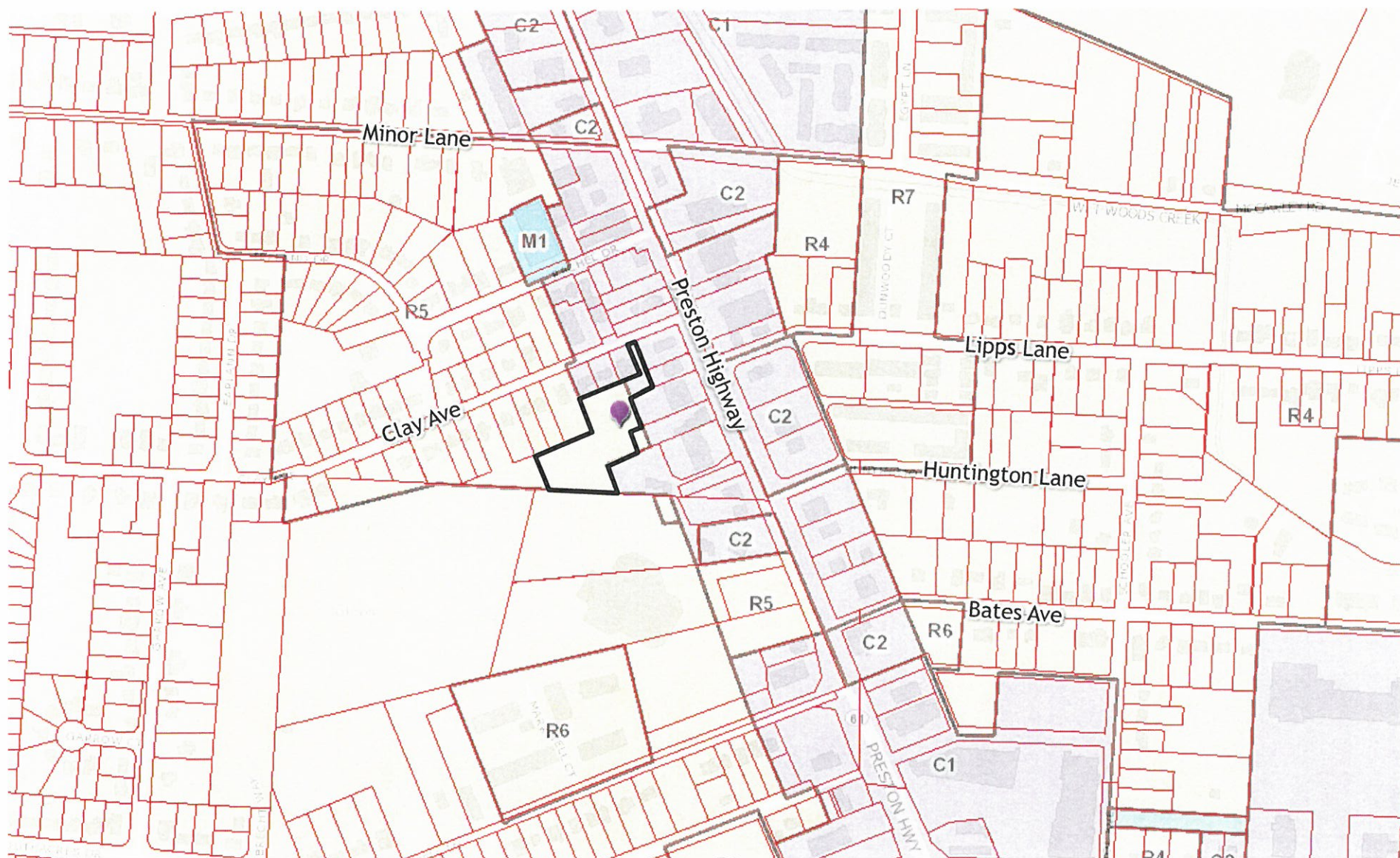
Louisville Metro Planning Commission Public Hearing - May 25, 2023
Louisville Metro Land Development and Transportation Committee - April 13, 2023
Neighborhood Meeting - May 24, 2022

Docket No. 22-ZONE-0115
Zone Change from R-5 to OTF to allow a hotel on
property located at 7504 R Preston Highway



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects, & Engineers: Miller Wihry











View of site from Clay Ave. - 1st hotel access point



View of Clay Ave. looking west. Site is to the left.



View of site from Preston Highway - 2nd hotel access point



View of Preston Highway looking south. Site is to the right.



View of Preston Highway looking north. Site is to the left.



CLAY AVE

LIPPS LN

PRESTON HWY

61

HUNTINGTON LN

LOJIC
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RECIPROCAL ACCESS EASEMENT AGREEMENT

This Reciprocal Access Easement Agreement (the "Agreement") is made and entered into this 2nd day of October, 2015, by CJP Properties LLC, a Kentucky Limited Liability Corporation with its principal office at 1864 Douglass Boulevard, Louisville, Ky 40205.

Recitals:

A. CJP Properties LLC is the owner of 4 tracts of contiguous tracts of land in the 7500 block of Preston Highway as recorded in Deed Book 9506 Page 187 in the office of the Clerk of Jefferson County, Kentucky.

B. CJP Properties LLC is moving the lot lines between these 4 tracts creating Tracts A, B, C & D. as shown on a Minor Subdivision Plat dated _____ and attached to a Deed recorded at Deed Book 10504, Page 896 in the Office of the Clerk of Jefferson County

C. CJP Properties LLC as the owner of Tracts A, B, C & D in Deed Book 10504, Page 896 wishes to create a Reciprocal Access Easement Agreement for shared access and parking on these tracts.

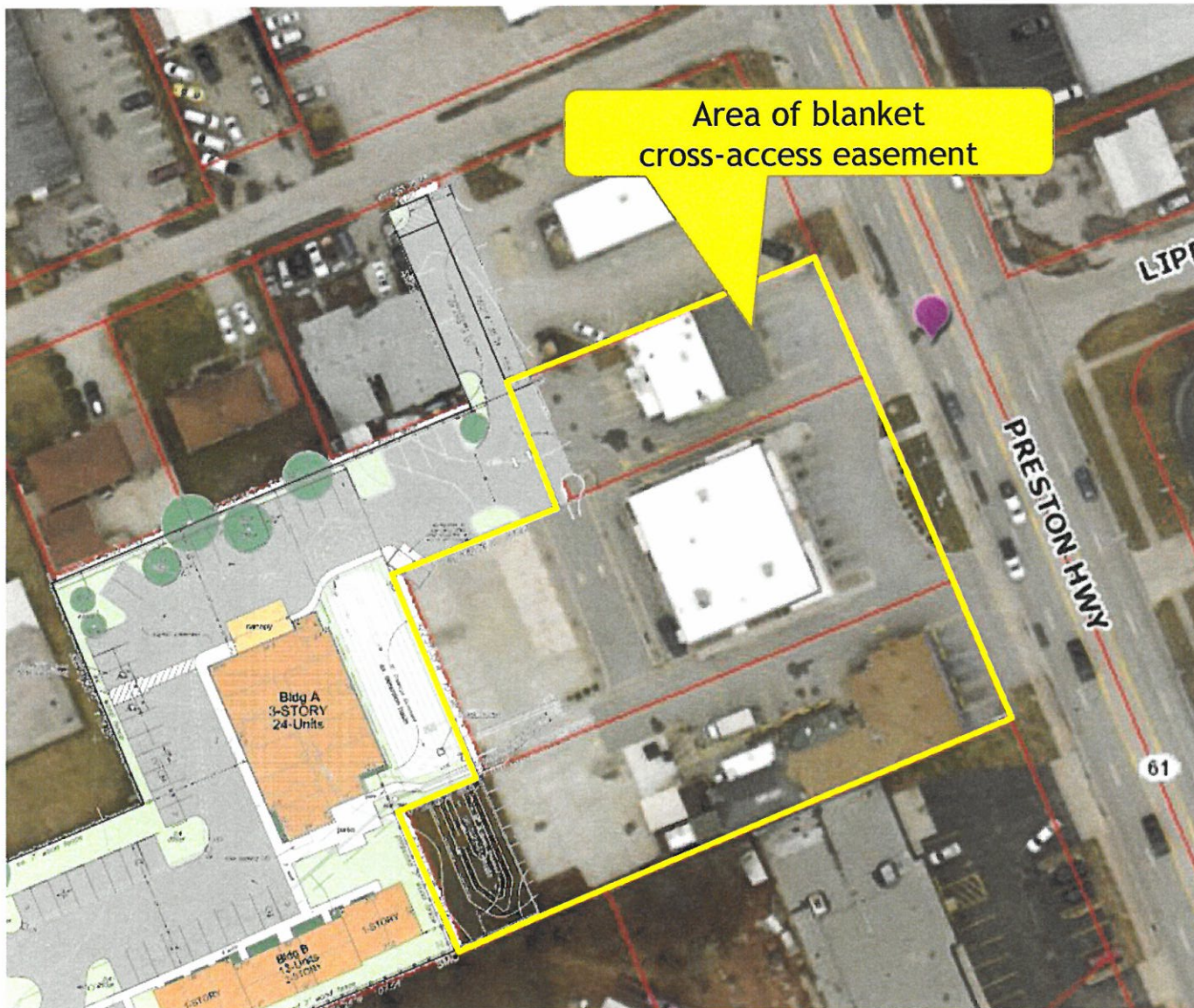
Agreement:

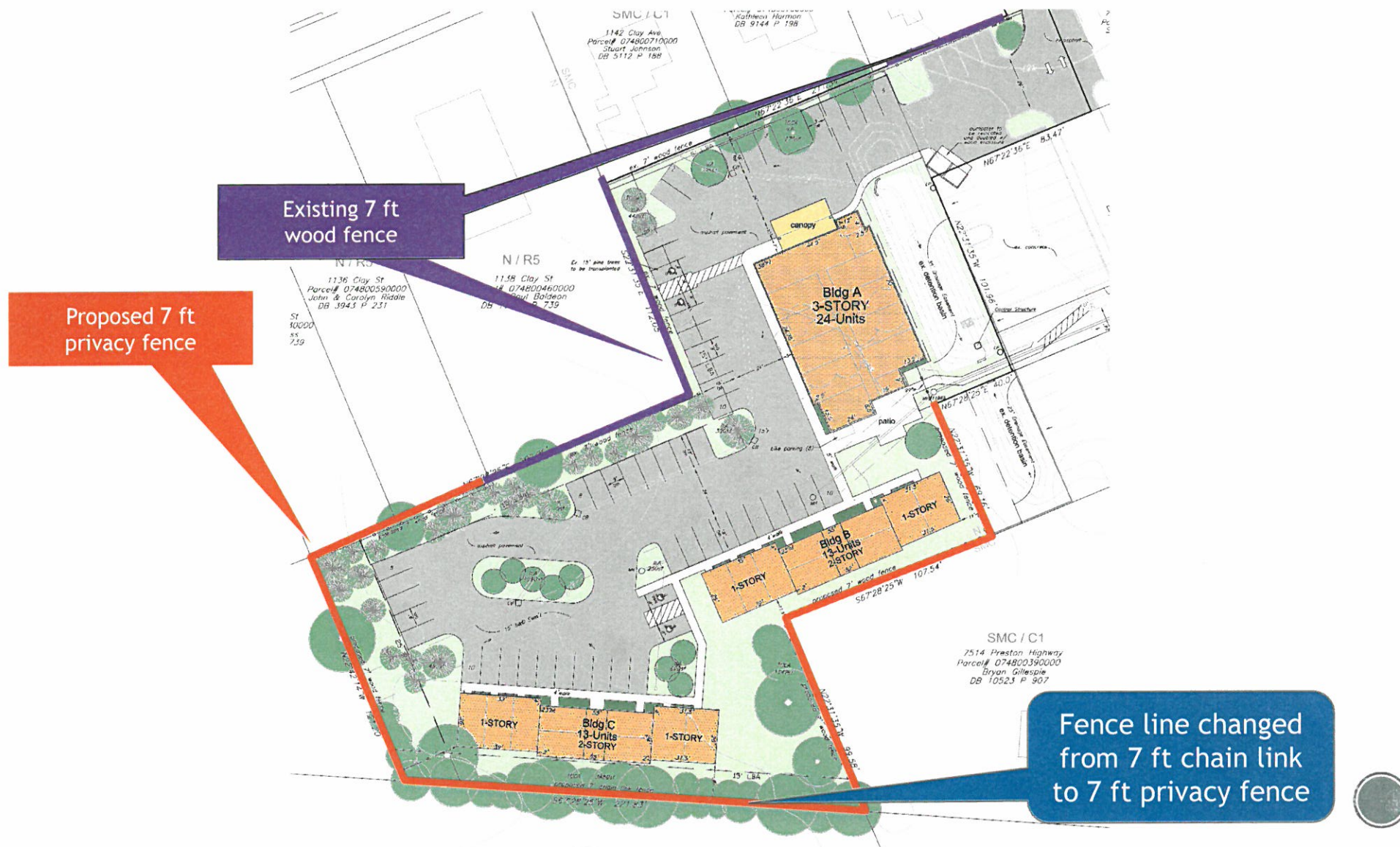
Now, therefore, in consideration of the premises and the mutual covenants and agreements set forth herein, CJP Properties, LLC stipulates as follows:

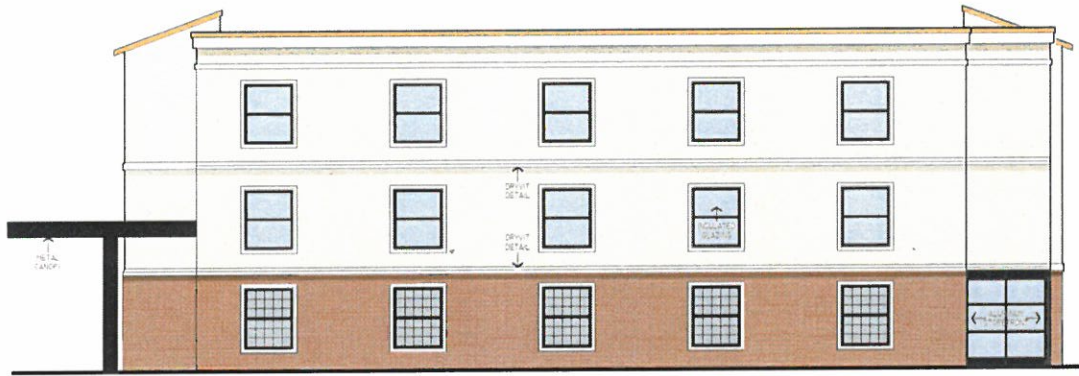
1. **Dedication of Reciprocal Access Agreement.** The owner(s) of Tracts A, B, C & D hereby grant a non-exclusive perpetual access easement on, over and across all current and future paved driving and parking areas of Tracts A, B, C & D for the use and benefit of the

1. Dedication of Reciprocal Access Agreement. The owner(s) of Tracts A, B, C & D hereby grant a non-exclusive perpetual access easement on, over and across all current and future paved driving and parking areas of Tracts A, B, C & D for the use and benefit of the owners, employees, agents, customers, tenants, licensees and invitees of Tracts A, B, C and D (the "Reciprocal Access Easement").

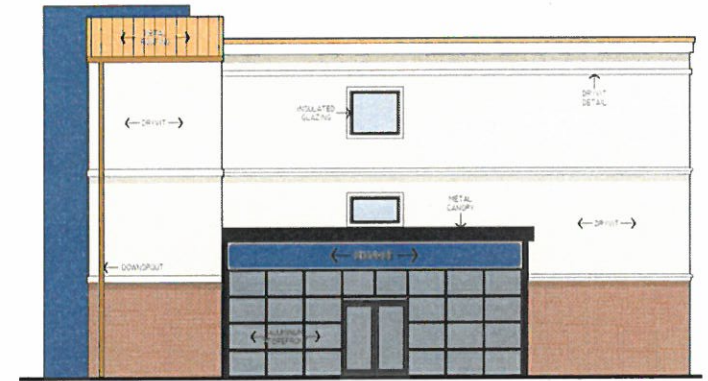
reasonable exercise of the access rights granted in this Agreement. The owners shall each bear the cost of such maintenance and repairs cost on their own respective property. The driveways and parking areas are not to be maintained by the public.







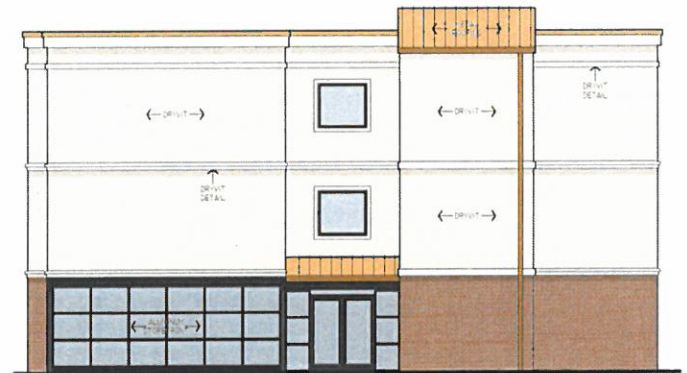
03 | ELEVATION
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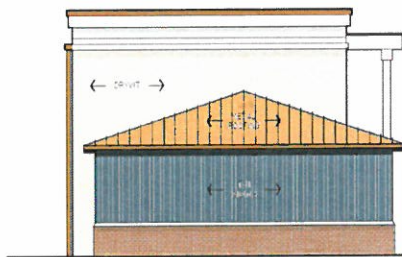
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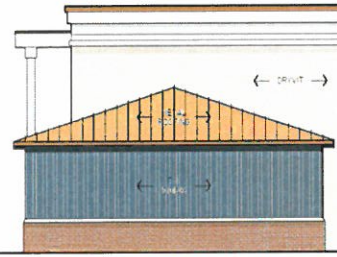
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02 | ELEVATION
All | SCALE: 3/16" = 1'-0"



O3 | ELEVATION
A12 | SCALE: 3/16" = 1'-0"



O4 | ELEVATION
A12 | SCALE: 3/16" = 1'-0"



O2 | ELEVATION
A12 | SCALE: 3/16" = 1'-0"



Proposed Additional Binding Elements

9. Fire suppression sprinkler systems shall be installed in each of the buildings.
10. Applicant to consult with the Okolona Fire Department on the location of the proposed fire hydrants and locate same as instructed.
11. Applicant to install "No Parking" sign in area where the parallel parking spaces were removed at the Clay Avenue entrance.
12. Proposed 7 ft privacy fence to be maintenance free vinyl.

Should any neighboring property owner wish to replace their fence with an existing fence, this obligation shall expire 6 months following issuance of a certificate of occupancy for the site.

Questions?



Louisville Metro Land Development and Transportation Committee - April 13, 2023
Neighborhood Meeting - May 24, 2022

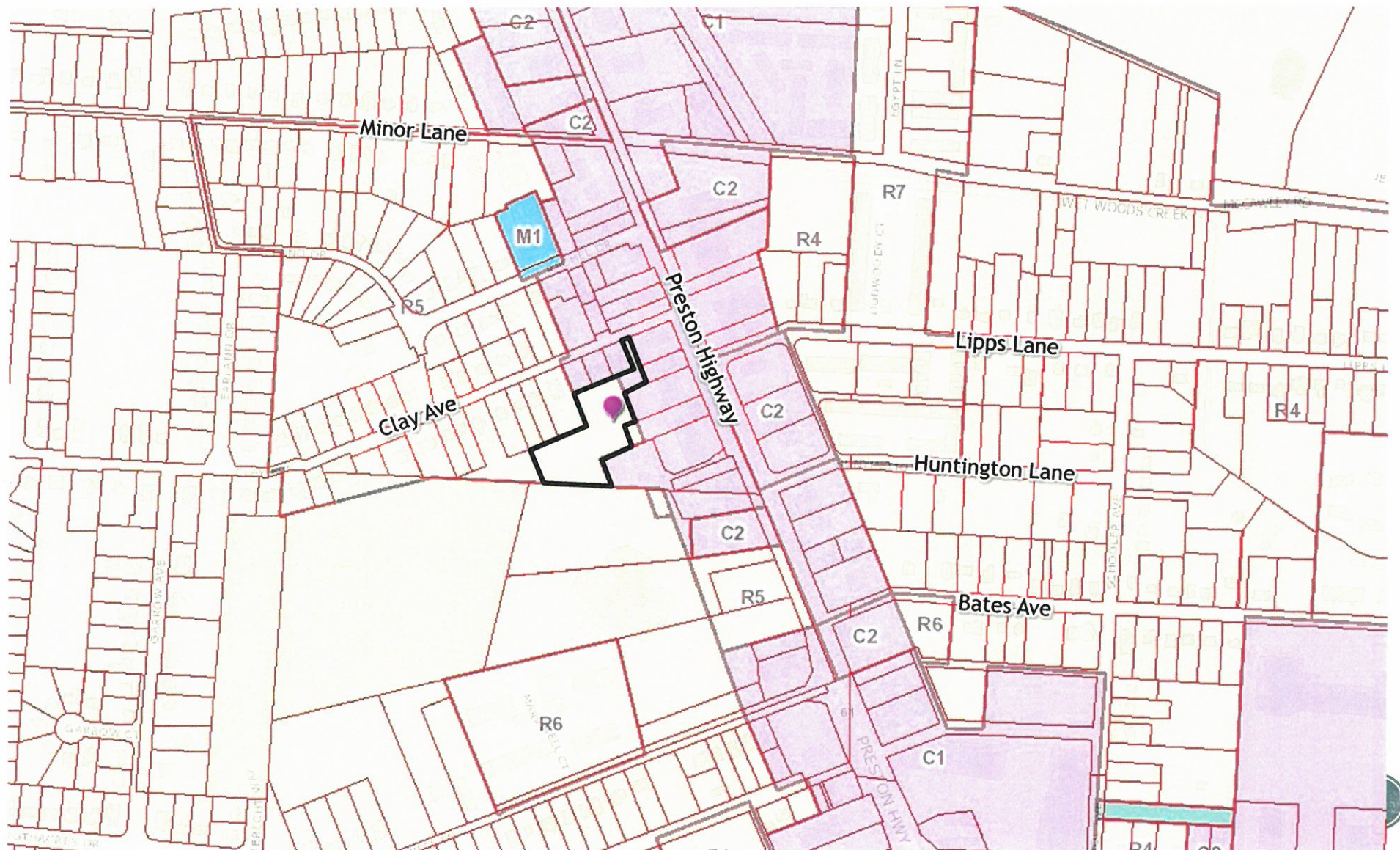
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View of Clay Ave. looking east.



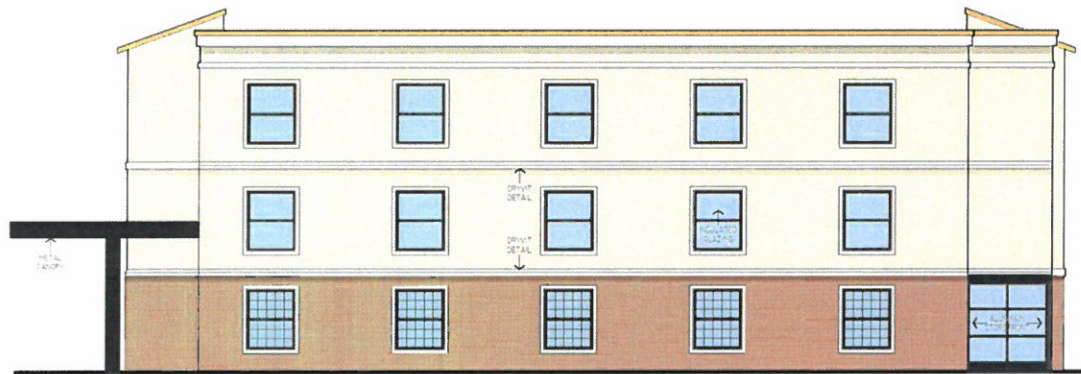
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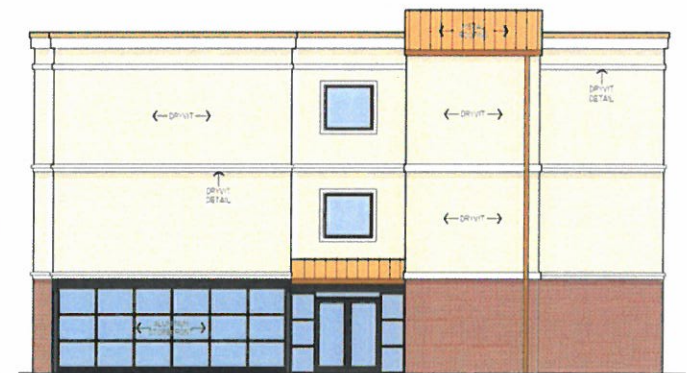
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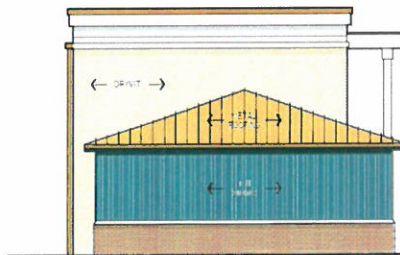
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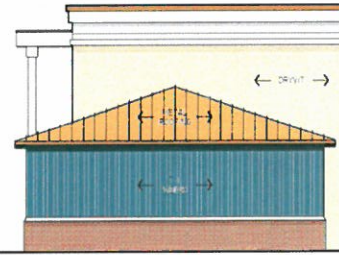
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