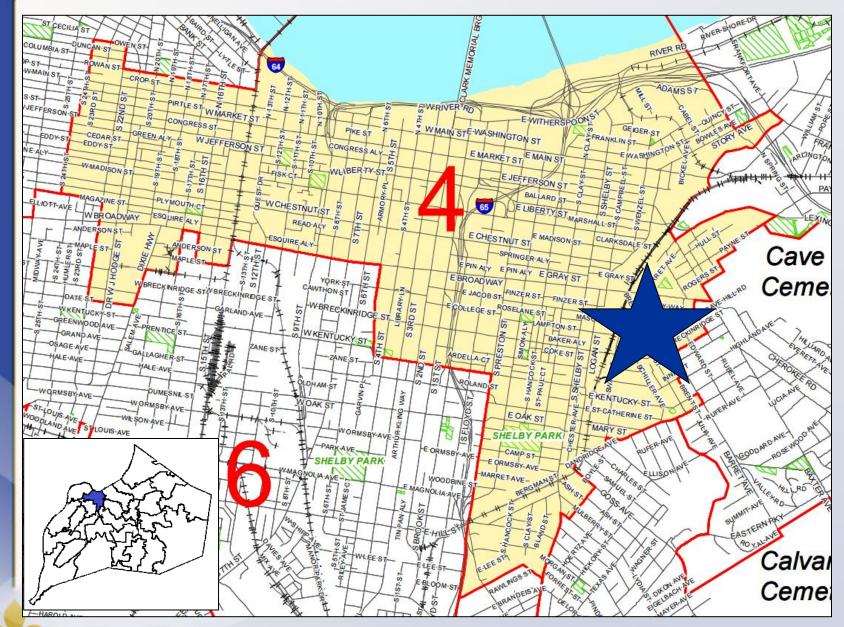
21-ZONE-0046 VINE STREET REZONING

Louisville



Planning & Zoning Committee September 14, 2021



749 & 751 Vine Street District 4 - Jecorey Arthur

Louisville

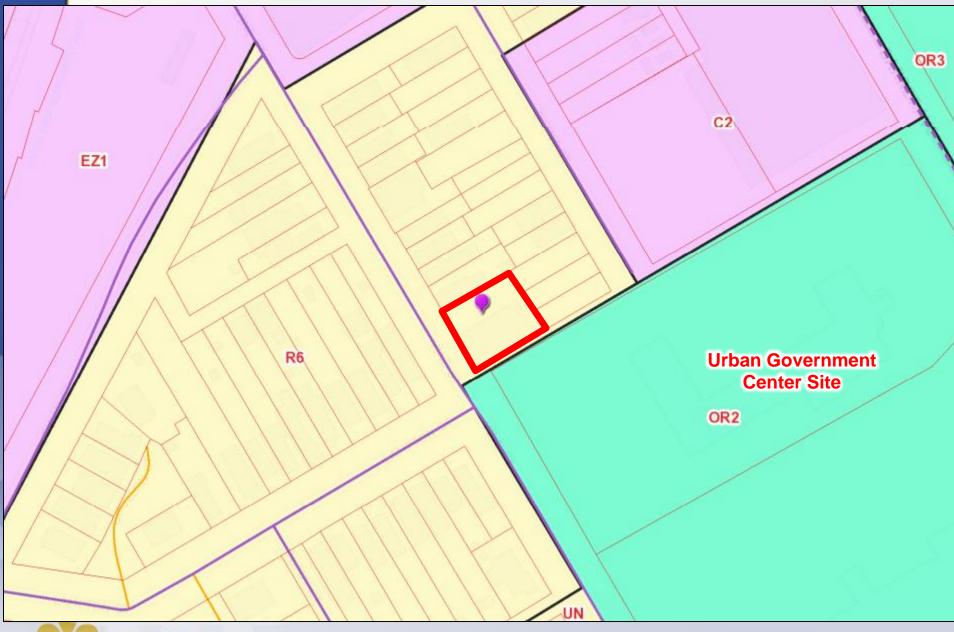
21-ZONE-0046



Louisville

Existing: Commercial Proposed: Commercial/Residential

21-ZONE-0046





Existing: R-6/TN Proposed: C-2/TN

21-ZONE-0046

Requests

- Change in Zoning from R-6 to C-2 (0.13 acres)
- Waivers
 - From Section 10.2.4 to allow structures to encroach into the required property perimeter LBA
 - From Section 10.2.8.A to omit two required street trees
- Detailed District Development Plan with Binding Elements

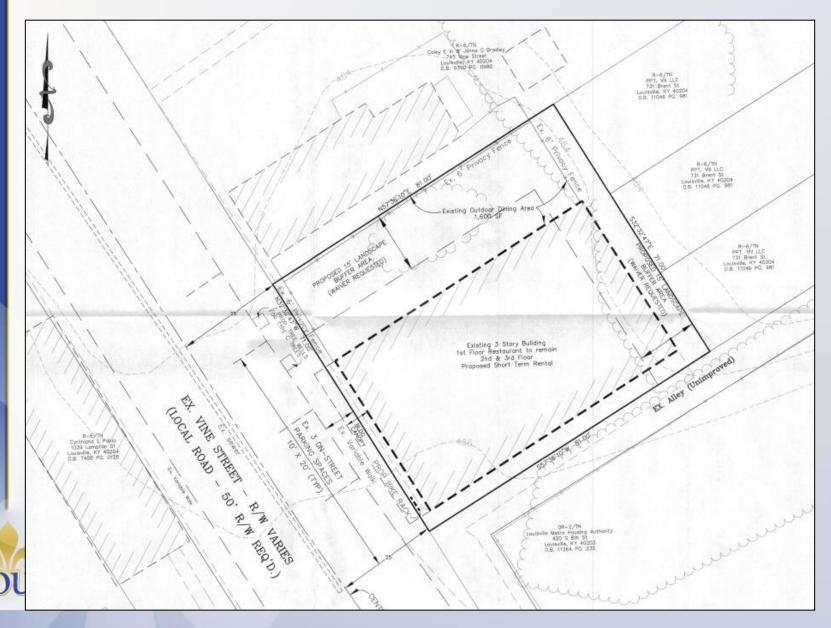


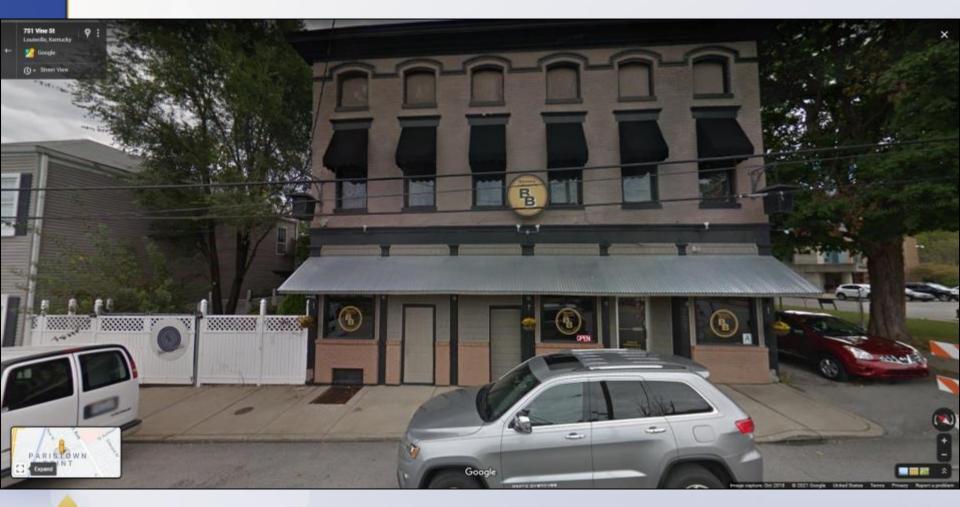
Case Summary

- Existing structure to remain
- Restaurant with outdoor dining (currently nonconforming)
- Addition of eight (8) short term rental units on second and third floors
- Parking approved by the Planning Director



Applicant's Development Plan







Public Meetings

- Neighborhood Meeting held 4/8/2021
- LD&T meeting on 7/8/2021
- Planning Commission public hearing on 8/19/2021
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-6 to C-2 by a vote of 8-0.

