

# 18CUP1034 1100 E. Market Street



Louisville Board of Zoning Adjustment Public Hearing

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# Request

- Modification of a Conditional Use Permit (CUP) to permit an institutional use to be located within M-3 and EZ-1 zoning districts
  - Addition of new parking area near railroad track to add 35 spaces
  - Variance to permit new parking area to encroach into the required 20 ft rear setback
  - Modification of previously approved parking area to change the configuration and add twelve spaces
  - Variance to permit modified parking area to encroach into the required 50 ft public street setback

# Case Summary/Background

- CUP originally granted in 1998 and modified three times
- Addition of new parking area (Area 1.A) near railroad track to add 35 spaces
- Modification of previously approved parking area (Area 1.B) to change the configuration and add twelve spaces for a total of 43 spaces
- Total of 78 new spaces to be added (31 previously approved)

# Zoning / Form District

## Subject Site

**Existing:** M-3, EZ-1 with CUP/  
Traditional Neighborhood/  
Campus

**Proposed:** No change

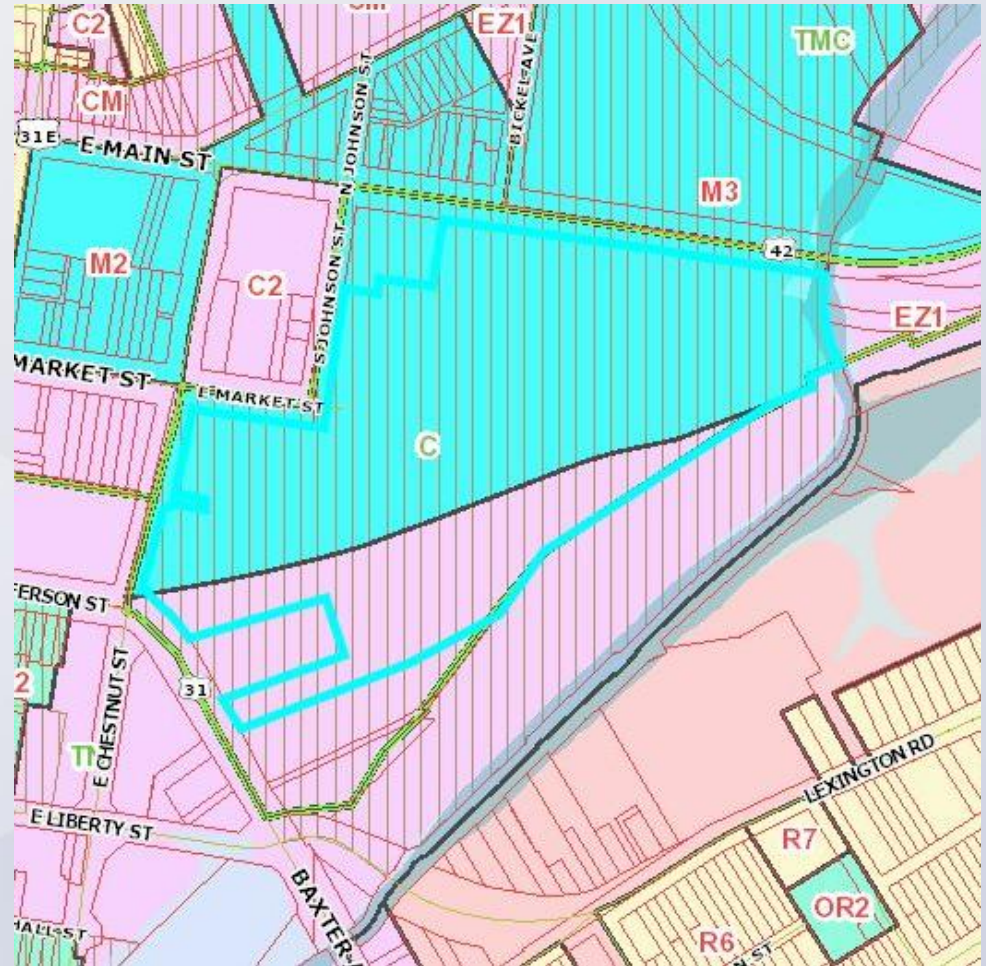
## Adjoining Sites

**North:** M-3, C-2/TMC

**South:** C-2/Traditional  
Neighborhood

**East:** EZ-1/Campus

**West:** C-2/Traditional  
Neighborhood/ TMC





# Land Use

## Subject Site

Existing: Institutional

Proposed: No change

## Adjoining Sites

North: Manufacturing

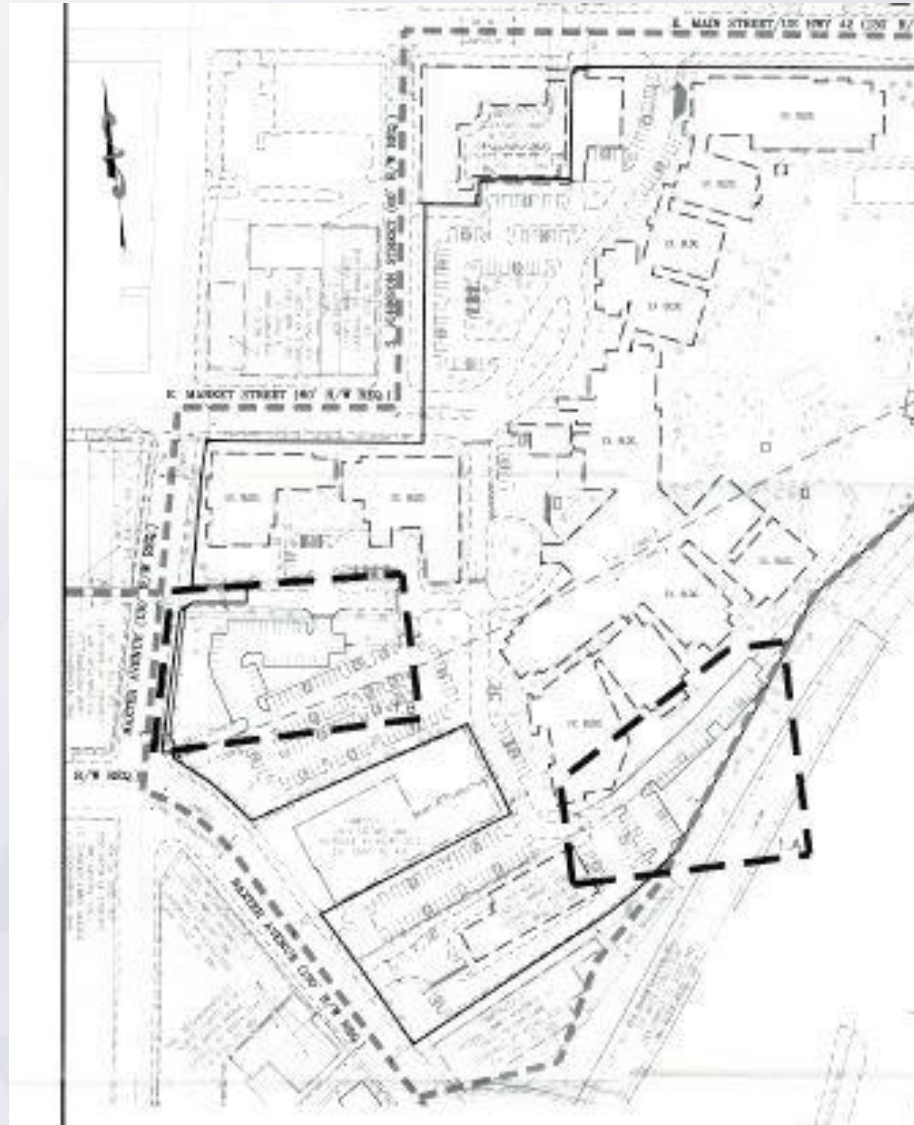
South: Commercial

East: Commercial

West: Institutional



# Development Plan





# Site Photos



# Site Photos





# Site Photos



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# Site Photos





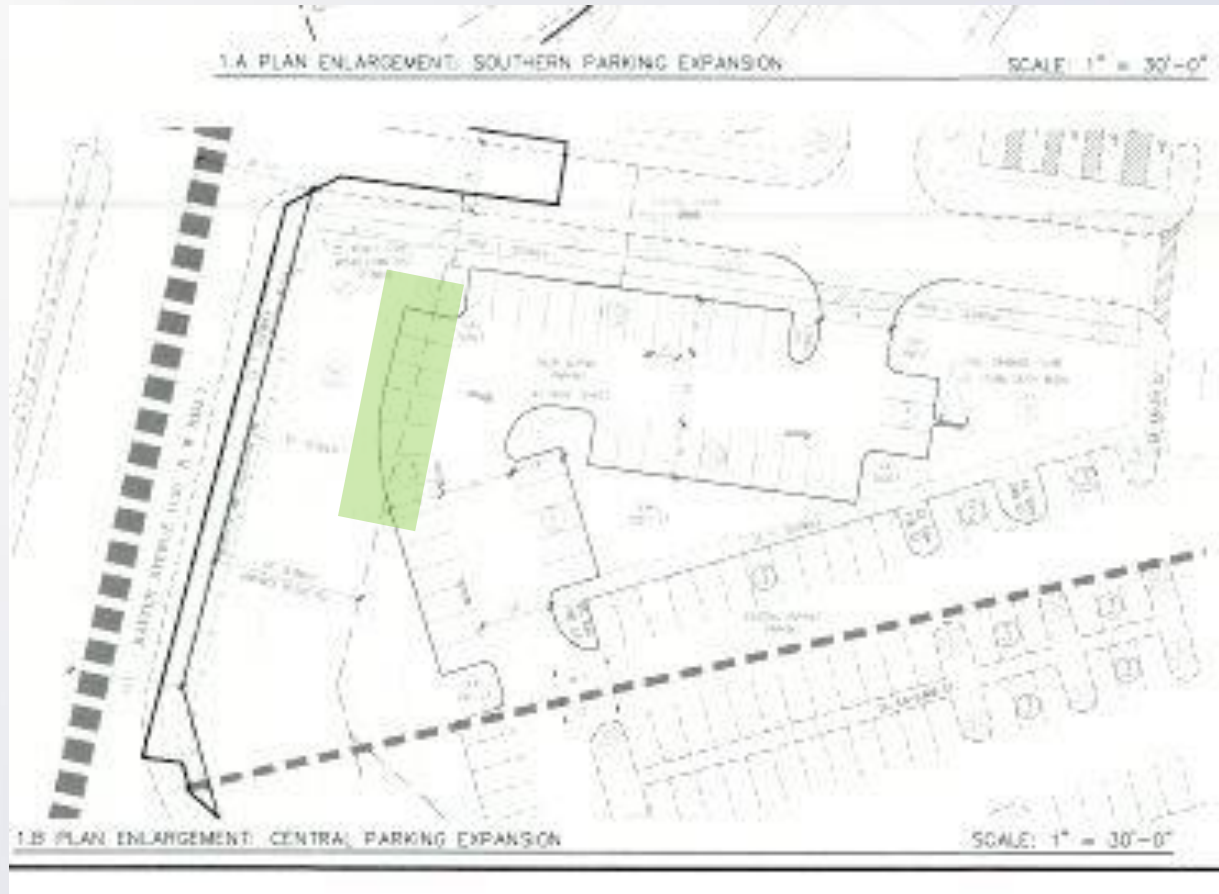
# Site Photos







# Variance Request Detail



Modified Parking Area 1.B

# Conclusions

- The proposal meets the standard of review for the requested CUP
- The requested variances are justified based on specific conditions on the site



# Required Actions

## Approve or Deny

Modification of a Conditional Use Permit (CUP) to permit an institutional use to be located within M-3 and EZ-1 zoning districts

- Addition of Parking Area 1.A to add 35 spaces
- Modification of previously approved Parking Area 1.B to change the configuration and number of spaces for a total of 43 spaces

# Required Actions

## Approve or Deny

- Variance to permit Parking Area 1.A to encroach into the required 20 ft rear setback (LDC 5.3.5.C.3.c.)
- Variance to permit Modified Parking Area 1.B to encroach into the required 50 ft public street setback (LDC 5.3.5.C.3.a.)

Location	Requirement	Request	Variance
Rear Yard (Parking Area 1.A)	20 ft	2 ft	18 ft
Public Street Setback (Parking Area 1.B)	50 ft	40 ft 6 in	9 ft 6 in