

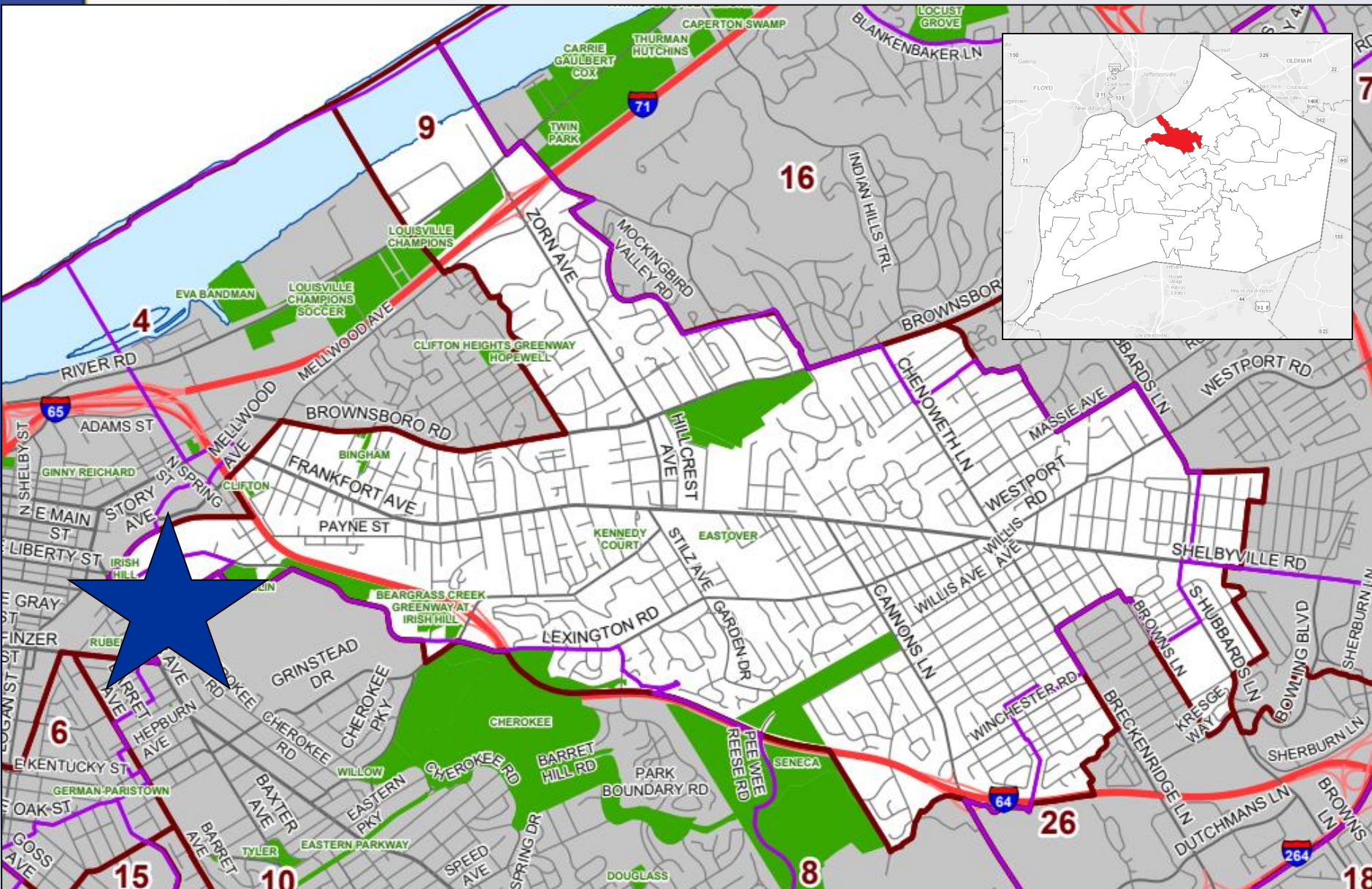
21-ZONE-0068

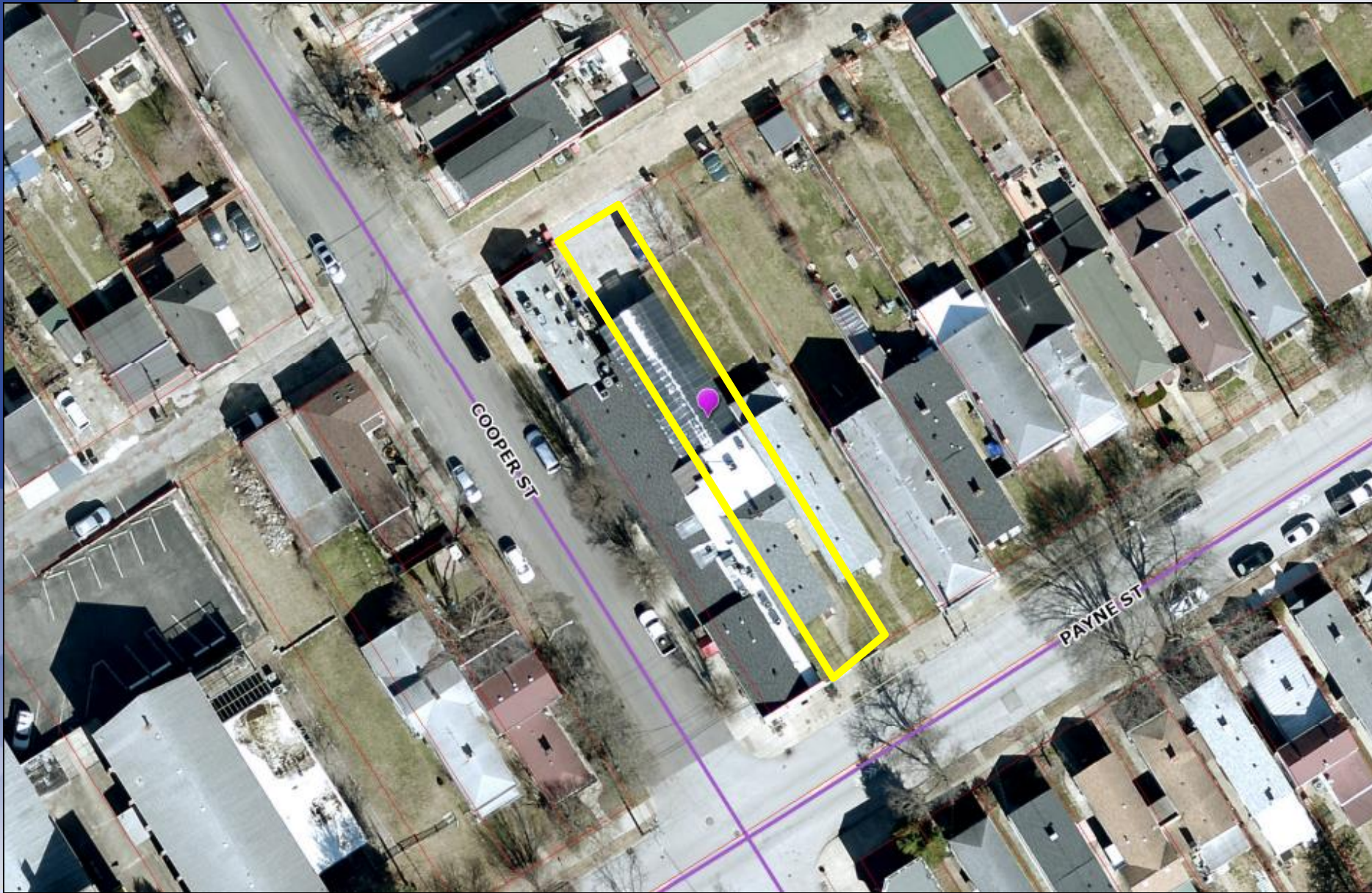
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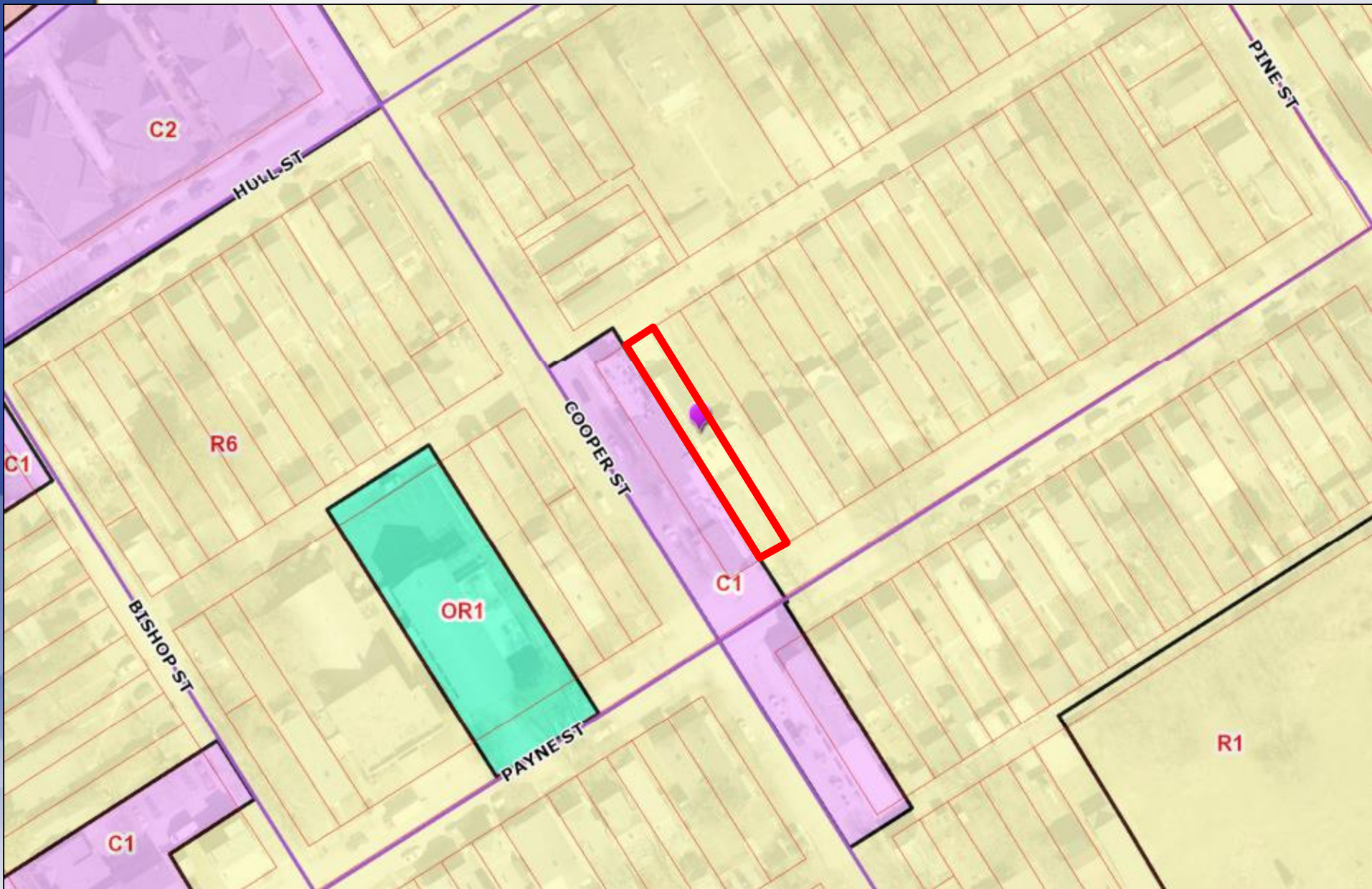


Planning & Zoning Committee

May 10, 2022







Requests

- Change-in-Zoning from R-6 to C-1
- Waiver of Land Development Code (LDC) Section 10.2 to encroach upon landscape buffer area (east property line)
- Waiver of LDC Section 10.2 to encroach upon vehicle use area landscape buffer area (alley)
- Variance of LDC Section 5.2 to encroach upon required side yard setback
- Conditional Use Permit for outdoor alcohol sales and consumption (LDC 4.2.41)
- Revised Detailed District Development Plan

1203 Payne
Street



Louisville

21-ZONE-0068



Side view from Cooper Street



To Be Removed

Alley View



To Be Removed

Property Line Between
1203 and 1205 Payne Street

Case Summary

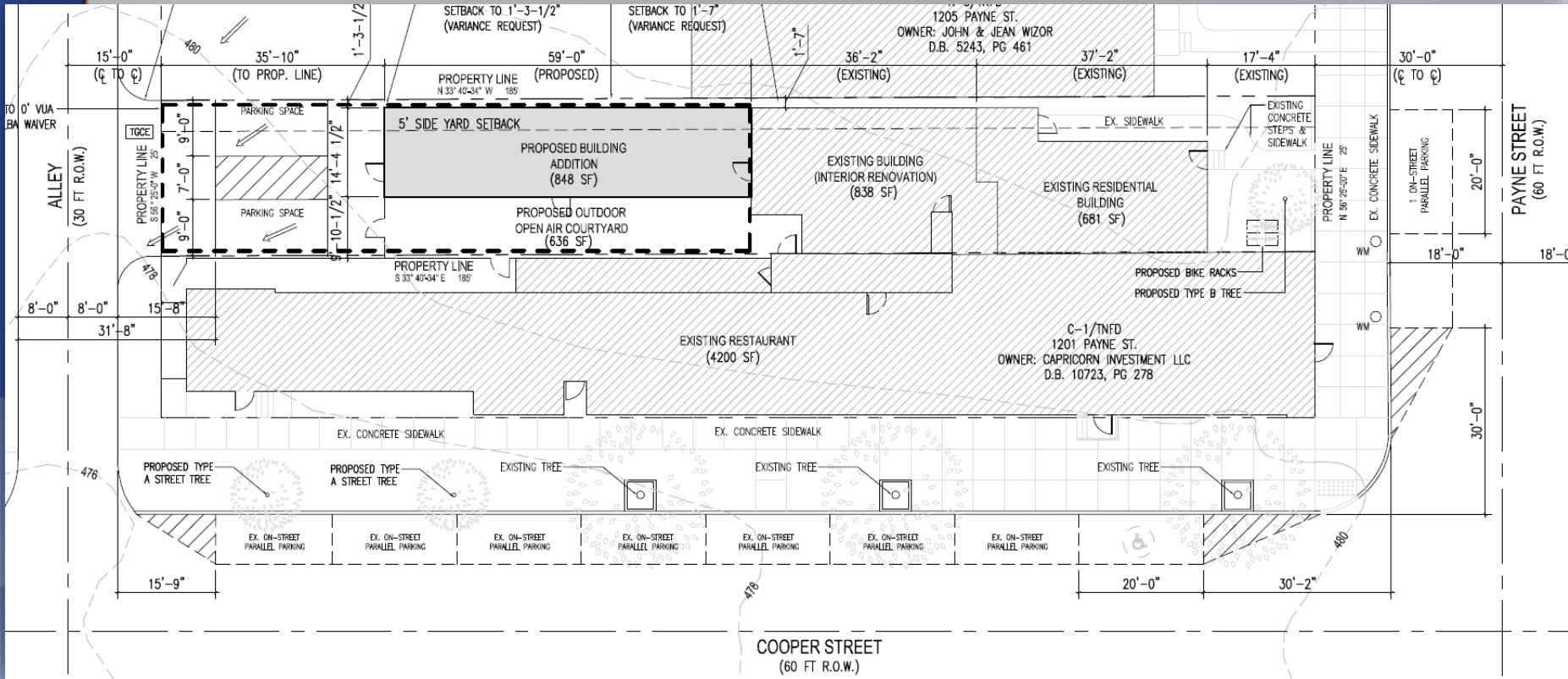
- A covered dining area is present and will be removed and replaced
- The replacement proposed will consist of a partially covered and enclosed patio with an open-air dining space
- An existing dwelling will also be retained within the home that is present on the lot

Associated Cases (1201 Payne Street - existing restaurant):

14NONCONFORM1010: Nonconforming rights established for restaurant with alcohol sales, not including rear structures

15ZONE1026: Rezone to C-1 to accommodate structures at rear and the remainder of the lot

Proposed Plan



Public Meetings

- Neighborhood Meeting on 5/25/2021
- LD&T meeting on 2/24/2022
- Planning Commission public hearing on 4/7/2022
 - No one spoke in opposition (1 other).
 - Motion to recommend approval of the change from R-6 to C-1 by a vote of 9-0.