

**17CUP1098**  
**8607 Smyrna Parkway**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**  
**January 22, 2018**

# Request

- Conditional Use Permit for outdoor alcohol sales and consumption for a restaurant in the C-1 zoning district (LDC 4.2.41)

# Case Summary/Background

- Applicant has converted a portion of an existing parking lot into a patio for use as an outdoor dining area
- Restaurant part of a multi-tenant commercial development which includes multiple parcels and multiple structures
- Applicant is applying only for outdoor alcohol service and consumption; no indoor entertainment will be offered

# Zoning / Form District

## Subject Site

Existing: C-1 / Neighborhood

Proposed: R-1 with CUP /  
Neighborhood

## Adjoining Sites

North: R-4 / Neighborhood

South: C-1 / Neighborhood

East: C-1 / Neighborhood

West: C-1 / Neighborhood



# Land Use

## Subject Site:

**Existing:** Multi-Tenant Commercial

**Proposed:** Multi-Tenant Commercial  
w/ CUP

## Adjoining Sites:

**North:** Single-family Residential

**South:** Single-Family Residential

**East:** Single-Family Residential

**West:** Multi-Tenant Commercial





# Site Photos



Front Elevation of Tenant Building

# Site Photos



Restaurant Front and Patio

# Site Photos



Patio Area to East

# Site Photos



Patio to North

# Site Photos



Patio West to Smyrna Parkway

# Site Photos



Across Manslick to South

# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested Conditional Use Permit

# Required Actions

## Approve or Deny

- Conditional Use Permit for outdoor alcohol sales and consumption for a restaurant in the C-1 zoning district (LDC 4.2.41)