

Zoning Change Application
1045 Goss Ave.
Project: The Post
Applicant: Laura Neely

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PLANNING &
DESIGN SERVICES

Development Compliance with Cornerstone 2020

The proposed change in zoning from C1 to C2 for the property located at 1045 Goss Avenue is in compliance with the Cornerstone 2020 plan and aligns with the goals of the current Traditional Neighborhood form district. The redevelopment of this property as a C2 zoned restaurant space will encourage the theme of Cornerstone 2020 by bringing people together in a distinct neighborhood setting and encouraging the ongoing progress of making Germantown/Schnitzelburg one of Louisville's most livable communities.

Redevelopment plans for 1045 Goss Avenue are in line with the Traditional Neighborhood form district. This property has been a staple neighborhood gathering place for decades as a former Veterans of Foreign Wars Post. Plans to renovate this property and open it to the public as a restaurant/neighborhood pub align with the redevelopment, enhancement and preservation of existing neighborhood spaces (Traditional Neighborhood Goal C1). This property has a prominent location along Goss Avenue and will be a focal point of the Goss Avenue Beautification Project currently proposed by the Schnitzelburg Area Community Council (SACC). Plans for Goss Avenue, in addition to the redevelopment of 1045 Goss Avenue contribute to making the entire commercial corridor a healthy, vibrant, livable place (Traditional Neighborhood Goal C2). Outdoor seating and planter barriers at the property will contribute to the beautification of Goss Avenue streetscape as owners will work with SACC as corridor plans develop (Goal C2.5) This project will mean the redevelopment of an aging, distressed, currently vacant property (Goal C3.2) into a neighborhood gathering space that encourages outdoor congregation among neighbors and visitors. The property at 1045 Goss has an existing parking lot that will be used by patrons upon project completion which will help avoid any negative impacts on street parking for surrounding areas (Goal C4.7). There is an economic revival currently underway in Germantown/Schnitzelburg and The Post is a part of this effort. This project will create about a dozen jobs and revitalize a currently dilapidated, vacant property in the heart of a growing neighborhood (Goal K4 & D1).

The proposed zoning change from C1 to C2 will allow The Post more opportunity to thrive in its critical fledgling years. Outdoor food and drink service will encourage increased patronage during spring, summer and fall months. This outdoor dining area will also help encourage the vibrant vision that community leaders have for the future of the Goss Avenue corridor. The current architectural renovation plans allow for about 85 seats in the indoor dining areas. Owners want to make the most of this small space and while initial plans do not include the service of liquor by the drink, a zoning change now will allow the business to grow into this revenue stream at its own pace while maintaining the comfortable, intimate dining arrangement that proposed plans call for.

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