

St Germain, Dante

From: St Germain, Dante
Sent: Thursday, March 16, 2023 3:03 PM
To: gearl@iglou.com
Cc: santoslf@hushmail.com
Subject: RE: 21-zone-0155 935 Franklin

FAR is floor-area ratio, yes.

FAR does not apply, within Metro LDC authority, to residential zoning. It does apply to commercial or other non-residential zoning. When rezoning a property, it needs to come into complete compliance with the LDC. This can be achieved, in some cases, with variances or waivers, but there is no variance or waiver process for FAR in excess of what the zoning district allows.

Dante St. Germain, AICP

Planner II

Planning & Design Services

Department of Develop Louisville

LOUISVILLE FORWARD

444 South Fifth Street, Suite 300

Louisville, KY 40202

(502) 574-4388

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From: gearl@iglou.com <gearl@iglou.com>
Sent: Thursday, March 16, 2023 2:59 PM
To: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Cc: santoslf@hushmail.com
Subject: RE: 21-zone-0155 935 Franklin

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Do I understand correctly that FAR is floor area ratio. If the FAR is already present on the site, wouldn't that be grandfathered or so called non-conforming rights.

The reason I mentioned the 600 foot rule is because the applicant wants 3 of the units to be STRs so that means each one would be within 600 feet of the other.

If they were not asking for 3 STRs and the FAR is grandfathered, do they need C2.

Could they keep the R6 zoning and ask for a waiver of the 600 foot rule for the three STRs.

While I don't like STRs, I like rezoning residential property to commercial property even less.

Thank you for your quick responses. I realize my questions can be mundane.

Ann Ramser

On Thu, March 16, 2023 14:35, St Germain, Dante wrote:

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> For the Franklin Street Lofts case, they need C-2 because that is the
> lowest zoning district that permits STRs by right and also permits the
> FAR that is present on the site already.

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> I don't know anything about other STRs within 600 feet of the property.
> It's not pertinent to the rezoning request so I haven't researched that.

>

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> Dante St. Germain, AICP

> Planner II

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>
> -----Original Message-----
> From: gealr@iglou.com <gealr@iglou.com>
> Sent: Thursday, March 16, 2023 2:33 PM
> To: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>
> Cc: santoslf@hushmail.com
> Subject: 21-zone-0155 935 Franklin
>
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> Dante,
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>
> Here is my next question regarding STRs and CUPs when the applicant
> requests a zoning change.
>
>
> The applicant included the below explanation with the application.
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> "To Whom it May Concern:
> Attached to this letter are pre-application materials regarding the
> proposed rezoning of 935 Franklin Street by our client, Franklin Lofts,
> LLC. Our client is in the process of renovating the historic structure on
> the subject property into apartment homes. The planned renovation will
> proceed as approved but our client would like the opportunity to rent
> three of the approved apartment units as short term rentals. The subject
> property must be zoned C-2 Commercial in order to allow the short term
> rentals and accommodate the existing building's FAR relative to the
> subject property. Please have the proposal assigned to a member of the
> Division of Planning & Design Services staff and reach out to our office
> to conduct a pre-application meeting."
>
> I believe 935 Franklin is in Butchertown. The property is currently
> zoned R-6. Is the request for C2 because the requested STRs are within
> 600 feet of each other or is there some other reason to request the C2
> zoning.
>
> Thank you again for helping me to understand the nuances of the LDC.
>
>

> Ann Ramser

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