

17CUP1112 619 Baxter Avenue



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

April 30, 2018

Request(s)

- Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district.

Case Summary/Background

The applicant is proposing to sell beer outdoors for up to 40 people. Morels Café currently is a grab 'n' go café that will not stay open late. The hours of operation are as follows:

DAY	TIME
Monday	Closed
Tuesday through Thursday	11:00 a.m. – 8:00 p.m.
Friday and Saturday	11:00a.m. – 9:00 p.m.
Sunday	11:00 a.m. – 7:00 p.m.

Zoning/Form Districts

Subject:

- Existing: C-1/TN
- Proposed: C-1/TN

Surrounding:

- North: C-1/TN
- South: C-1/TN
- East: R-6/TN
- West: C-1/TN



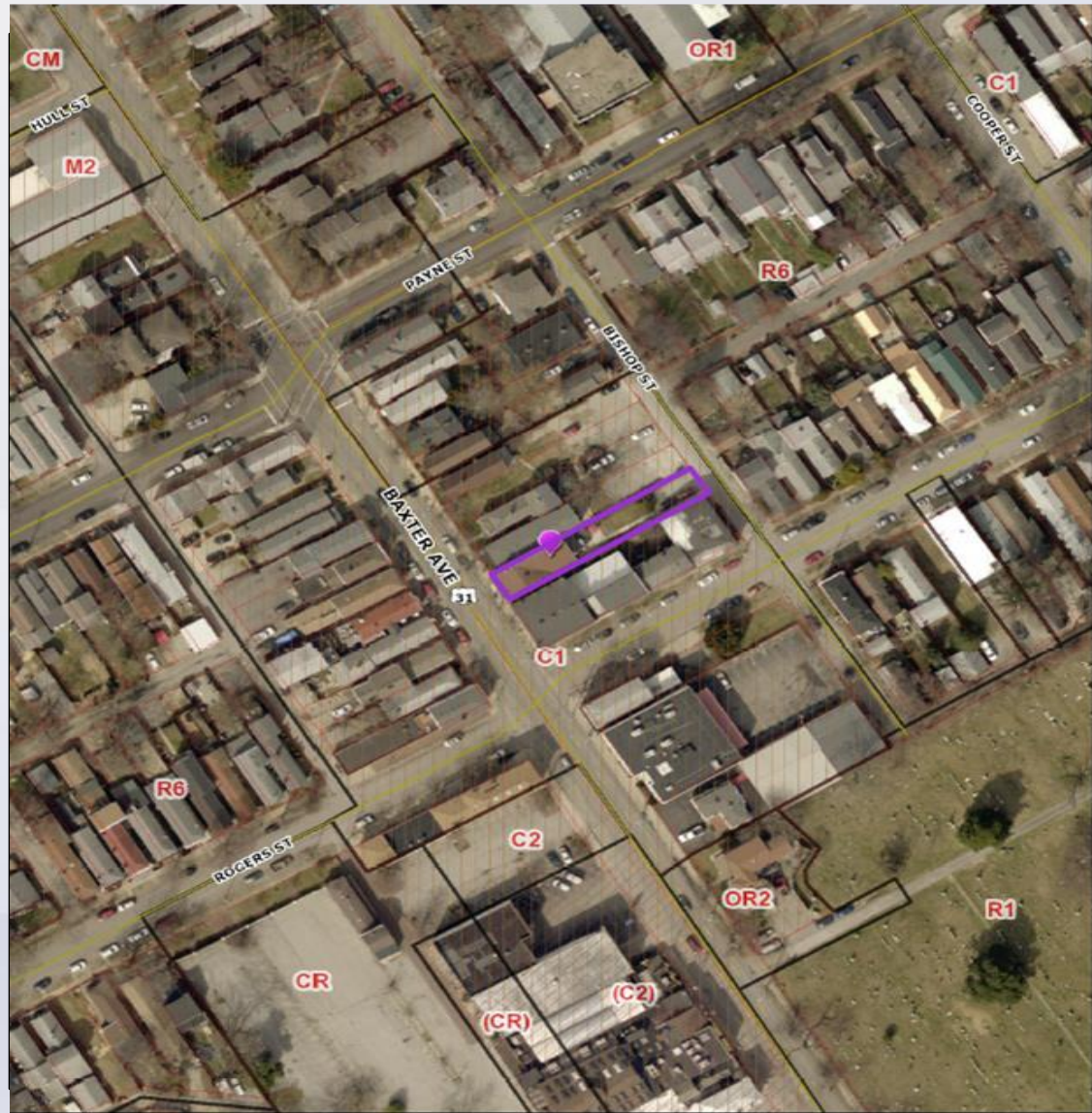
Aerial Photo/Land Use

Subject:

- Existing: Commercial
- Proposed: Commercial

Surrounding:

- North: Commercial
- South: Commercial
- East: Residential
- West: Commercial



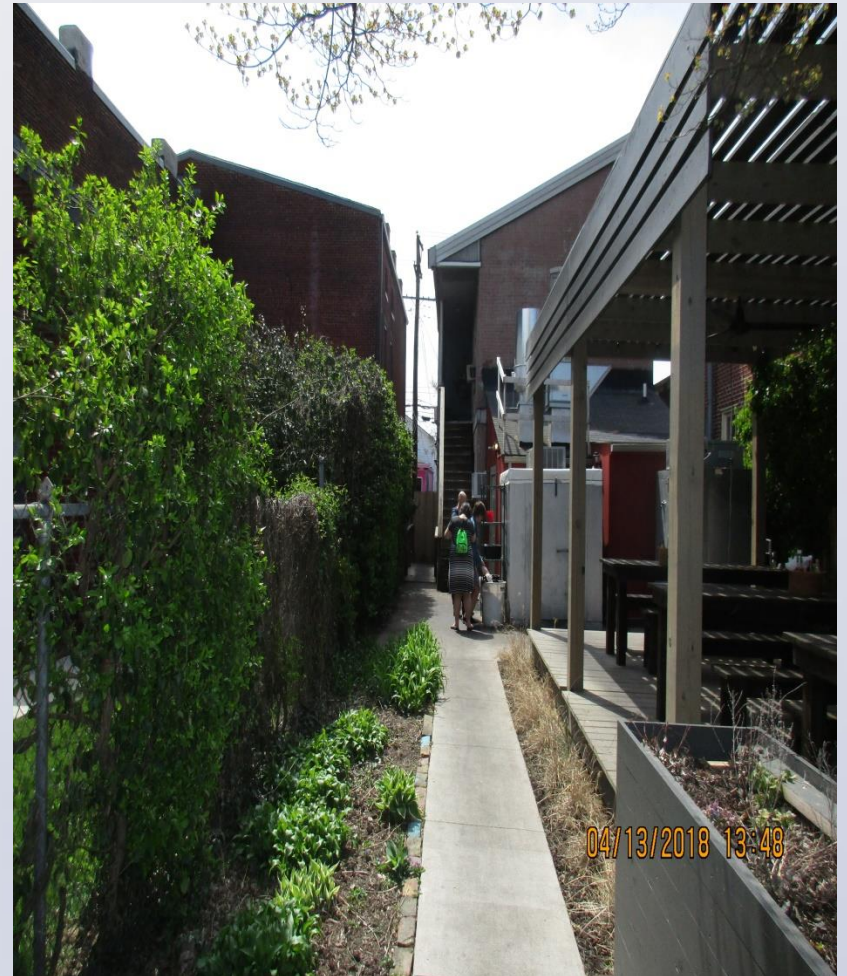
Front



Outdoor Area



Parking/Outdoor Area



Bishop Street



Staff Findings

- The proposal meets the applicable policies of the Comprehensive Plan and there are eight specific standards required to obtain the conditional use permit requested. Items B., C, D. and G. do not apply. Item E. license for beer only will be obtained if the proposal is approved. 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 Land Development Code for a modified conditional use permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow outdoor alcohol sales and consumption in a C-1 zoning district.