

16CUP1025

2071 South Preston Street



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

July 2, 2018

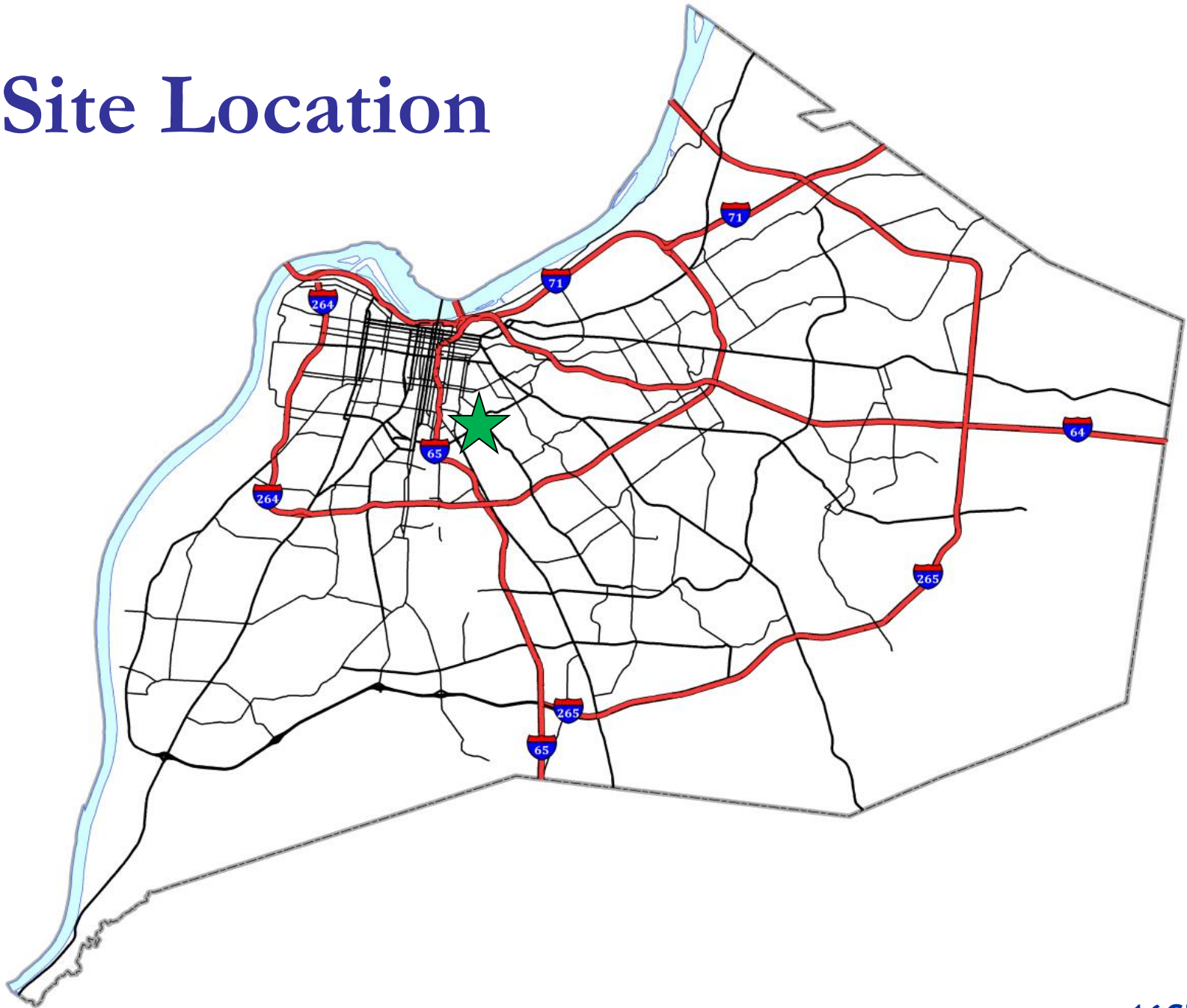
Request(s)

- Conditional Use Permit to allow off-street parking in an R-5 zoning district.
- Waiver to not provide the 3-foot wall along the property lines facing South Preston Street and Lynn Street
- Waivers to eliminate the required 15 feet landscape buffer along the north and east property lines
- Waivers to reduce the required 5 feet vehicular use area facing South Preston Street and Lynn Street

Case Summary/Background

- The applicant is proposing to add 14 parking spaces related to the proposed laundry, tavern, and arcade that will be located at 2070 South Preston Street.

Site Location



Zoning/Form Districts

Subject:

- Existing: R-5/TN
- Proposed: R-5/TN

Surrounding:

- North: R-5/TN
- South: C-1/TMC
- East: R-5/TN
- West: R-6, C-2/TMC



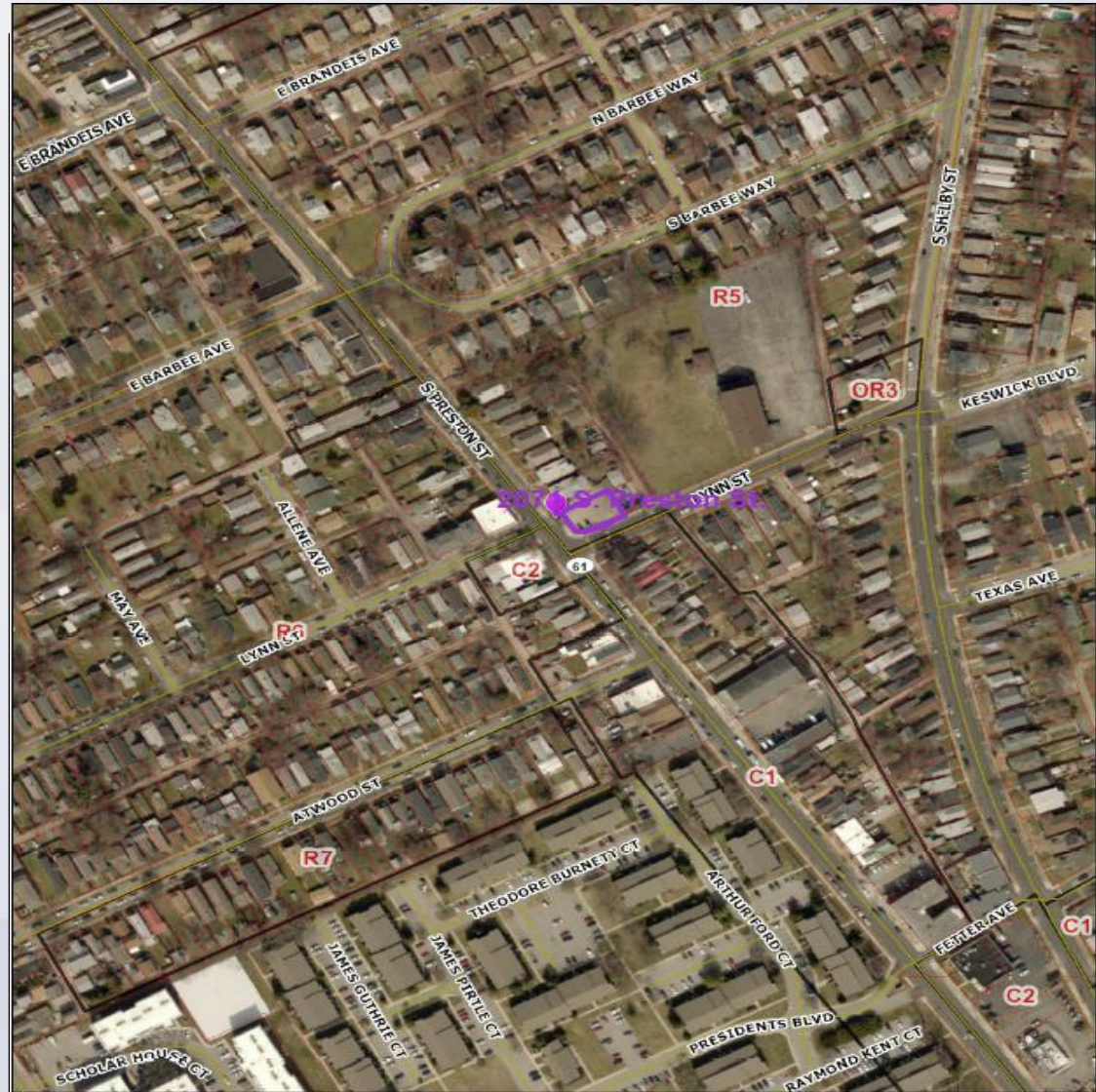
Aerial Photo/Land Use

Subject:

- Existing: Off-Street Parking
- Proposed: Off-Street Parking

Surrounding:

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



Front/Street Side Yard



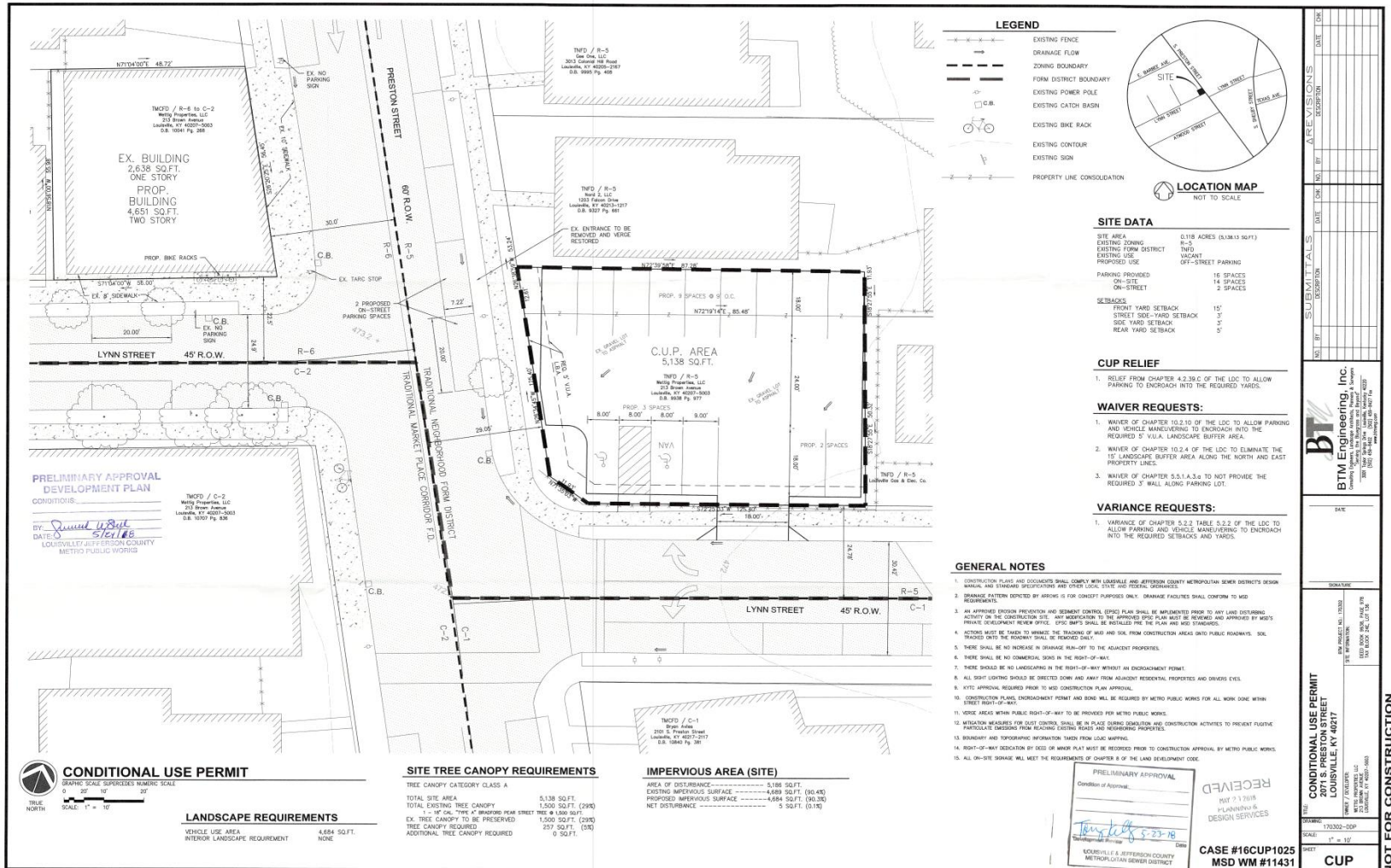
Adjacent Properties



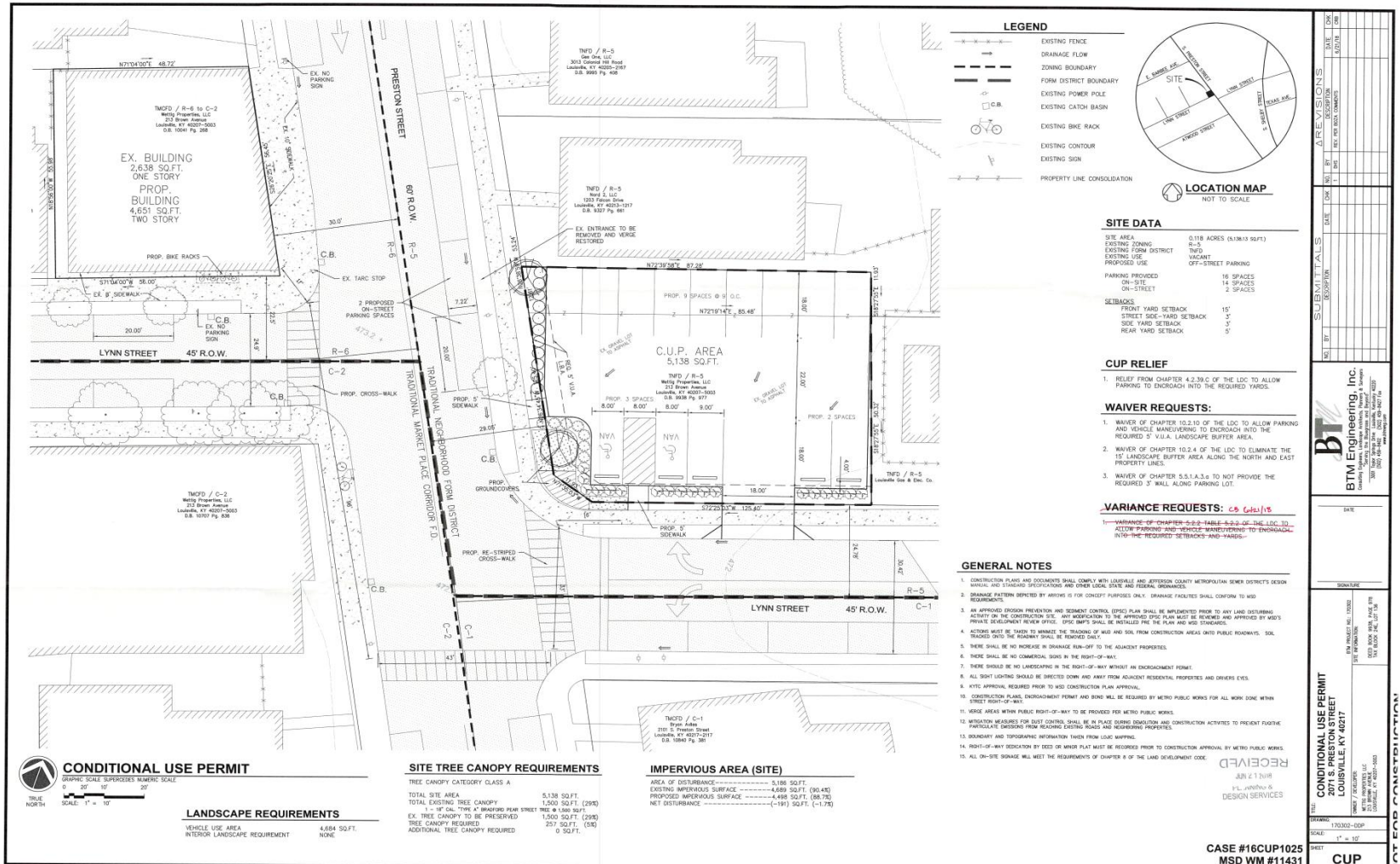
Street Side Yard/Intersection



Site Plan 6/18/18



Site Plan 7/02/18



Louisville



Staff Findings

- The proposal is consistent with the policies of the Comprehensive Plan except landscaping. The applicant will be asking for waivers. There are seven specific standards required to obtain the conditional use permit requested. The applicant will be asking for relief from item c. 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 Development Code for a conditional use permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow off-street parking in an R-5 zoning district.
- Waiver to not provide the 3-foot wall along the property lines facing South Preston Street and Lynn Street
- Waivers to eliminate the required 15 feet landscape buffer along the north and east property lines
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