

Case No. 13ZONE1014

Eiderdown



Planning/Zoning, Land Design & Development
April 15, 2014

Case Summary / Background

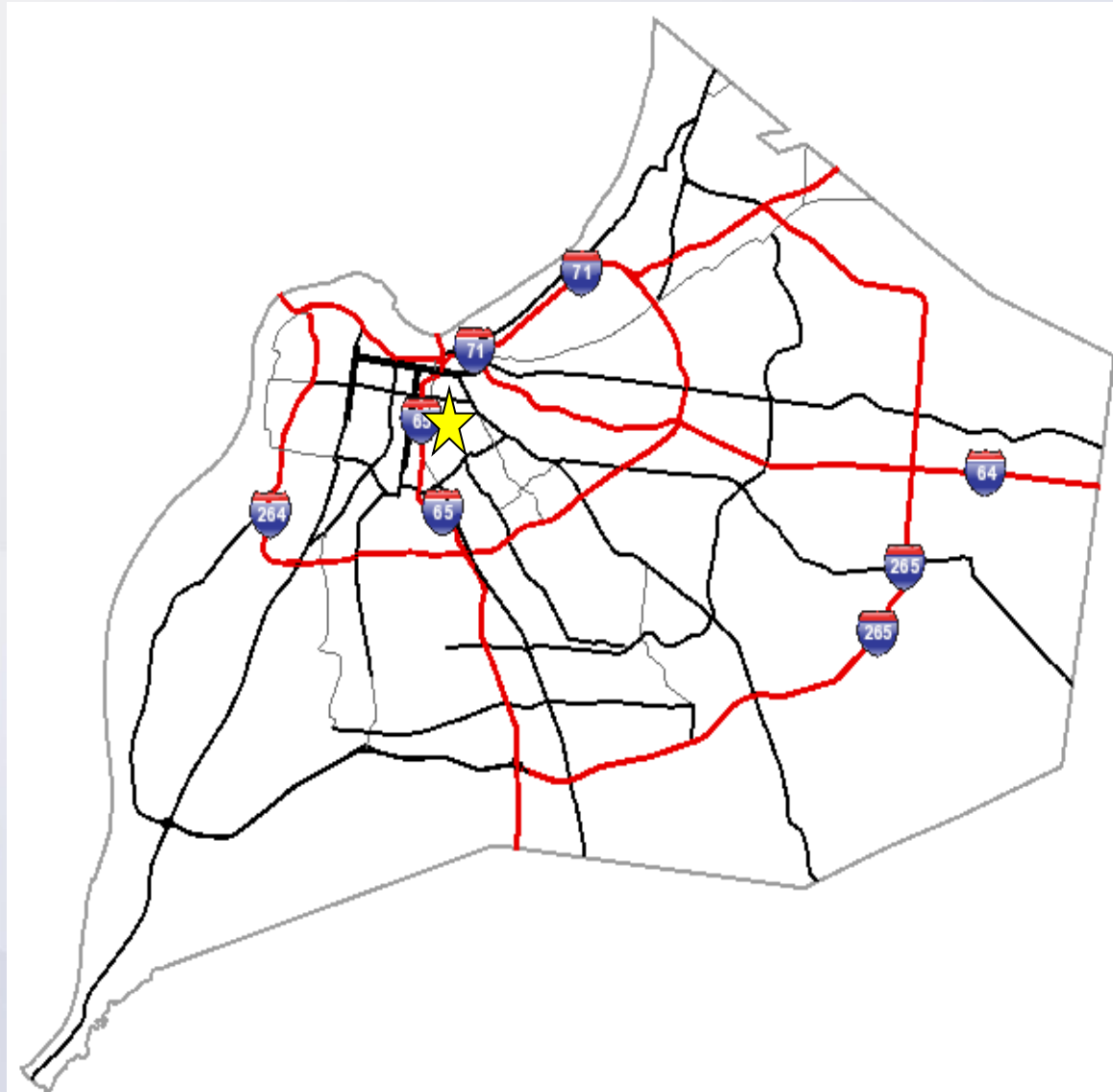
- Change in zoning from R-6 to C-2
- Existing restaurant with non-conforming rights
- Proposal to sell liquor by the drink with outdoor dining and alcohol sales
- Variance to permit encroachments into the 5' side yard setback
- Landscape Waivers:
 - Chapter 10.2.4 to reduce the 15' LBA along the northeast property line to 5'.
 - Chapter 10.2.4 to eliminate the 15' LBA along the northwest property line where the site is adjacent to R-6.
 - Chapter 10.2.9 to permit encroachments into the 5' LBA where the site is adjacent to a non-residential zoned lot with 1st floor residential use.
 - Chapter 10.2.9 to eliminate the required 5' LBA along Krieger Street.

Case Summary / Background

- Change in zoning from R-6 to C-2
- Existing restaurant
- Wants to sell liquor by the drink and to have outdoor dining and alcohol sales
- Existing structure
- Current non-conforming rights for restaurant that sells beer and wine
- Demolition of rear warehouse
- 10 on site and 9 on street parking spaces

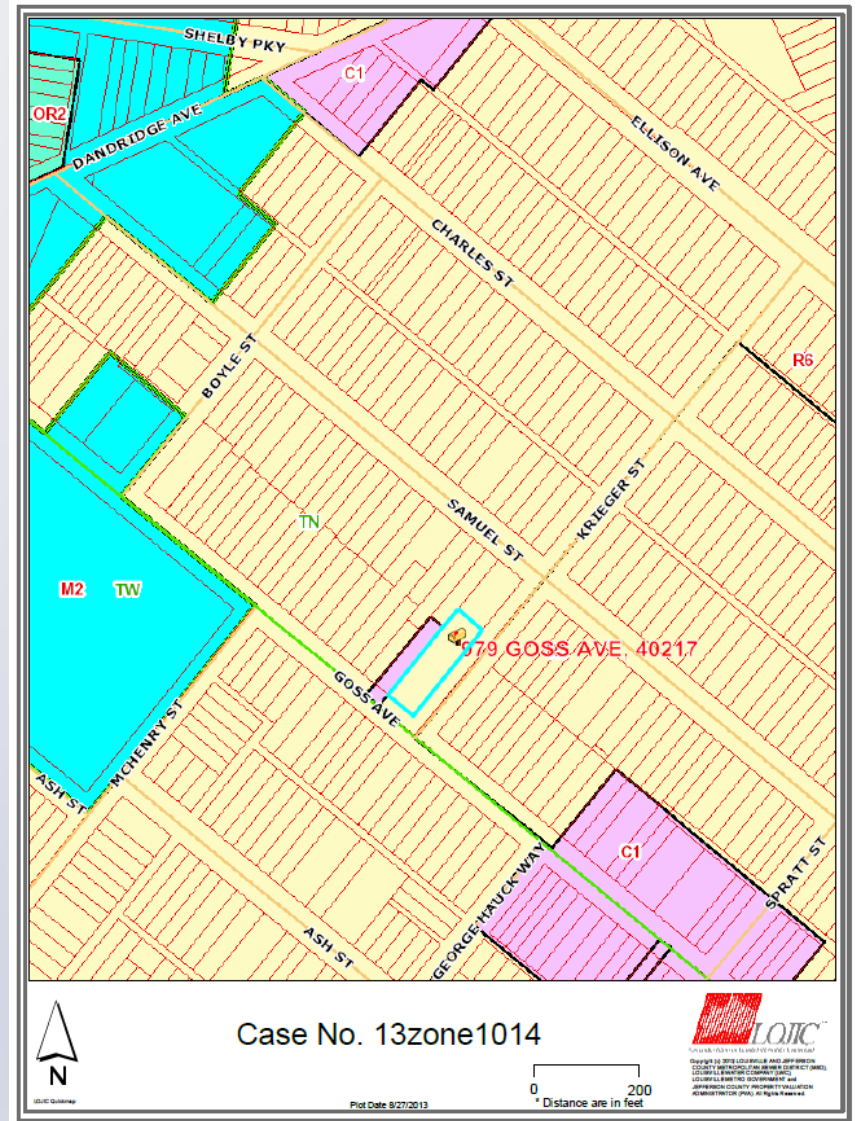
Location

- 979-983 Goss Ave
- Council District 10 - Jim King



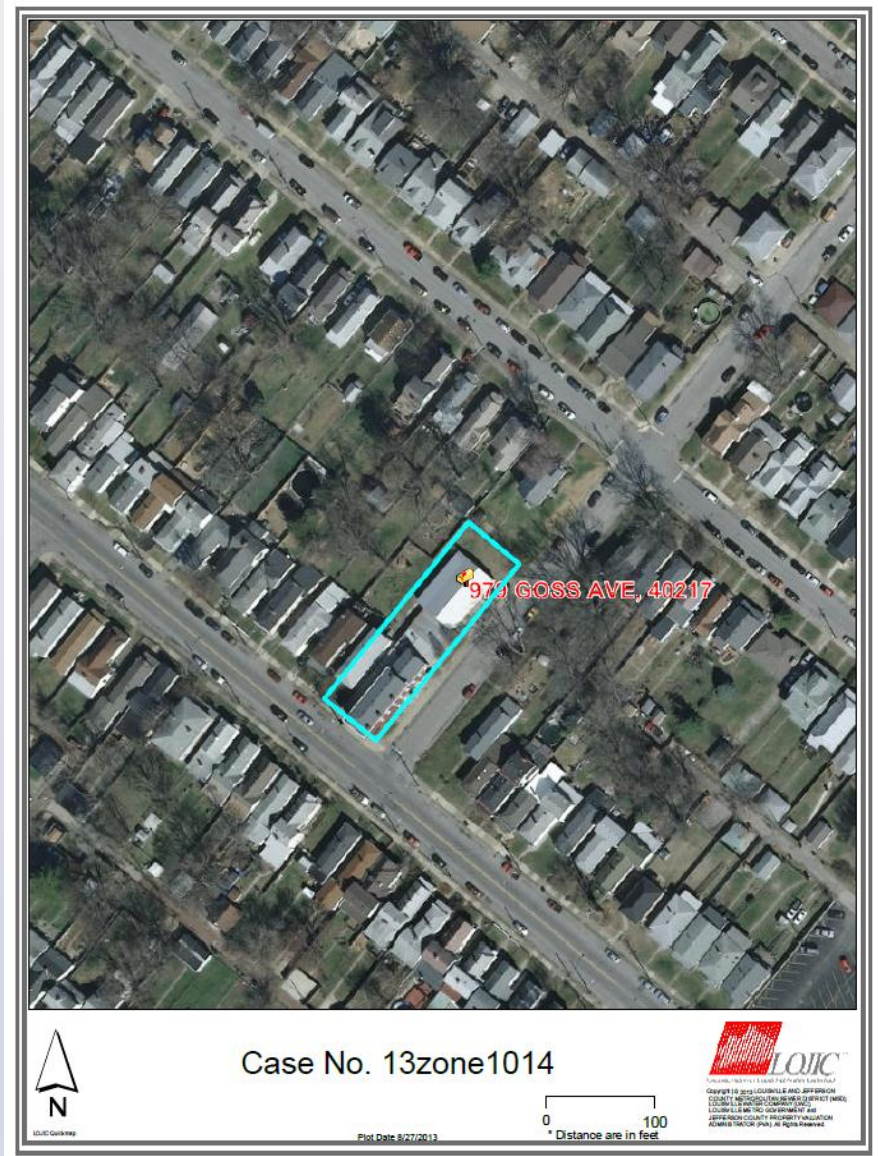
Zoning/Form Districts

- Subject Property:
 - Existing: R-6/TN
 - Proposed: C-2/TN
- Adjacent Properties:
 - North: R-6/TN
 - South: R-6/TN
 - East: R-6/TN
 - West: R-6 and C-2/TN



Aerial Photo/Land Use

- Subject Property:
 - Existing:
Restaurant/Residential
 - Proposed:
Restaurant/Residential
- Adjacent Properties:
 - North: Residential
 - South: Residential
 - East: Residential
 - West: Residential



Site Photos-Subject Property



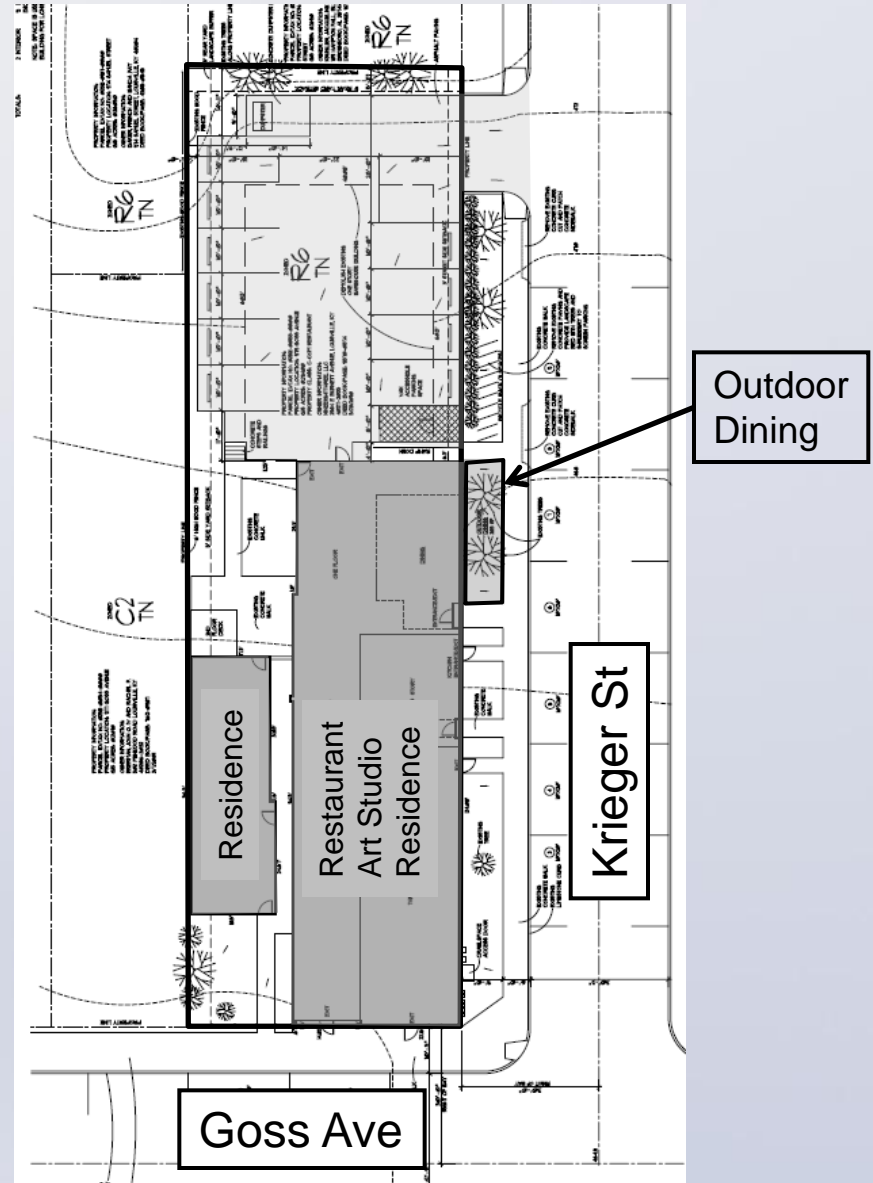
Site Photos-Surrounding Areas



Applicant's Development Plan

Highlights:

- Mixed Use
- Restaurant/Studio/Residential
- Size: 9,694 Square Feet / 3 Housing Units
- 19 Parking spaces
 - 10 on-site
 - 9 on-street
- Waivers and Variances approved by Planning Commission



PC Recommendation

- Public Hearing was held on 3/20/2014
- No one spoke in opposition at the Planning Commission public hearing.
- One person spoke at the LD&T meeting on behalf of the German-Paristown Neighborhood Assoc. in favor of the proposal. Binding elements were agreed to by the applicant and adopted by the Planning Commission.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (5 members voted)