

19-ZONE-0072

18th Street Incubator



Louisville Metro Planning Commission

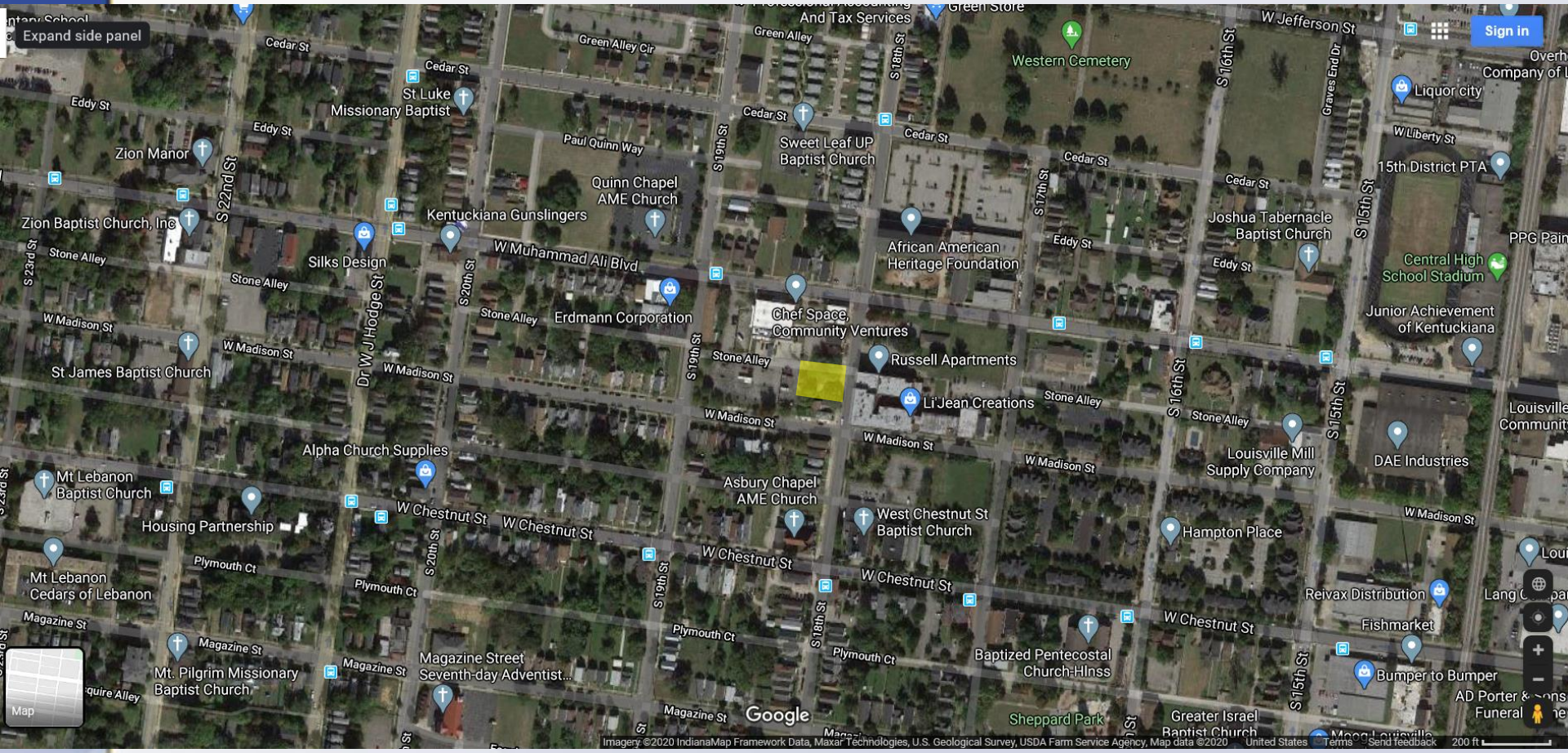
Dante St. Germain, AICP, Planner II

June 18, 2020

Requests

- Zoning change from R-6 Multi Family Residential to C-1 Commercial
- Detailed District Development Plan with Binding Elements

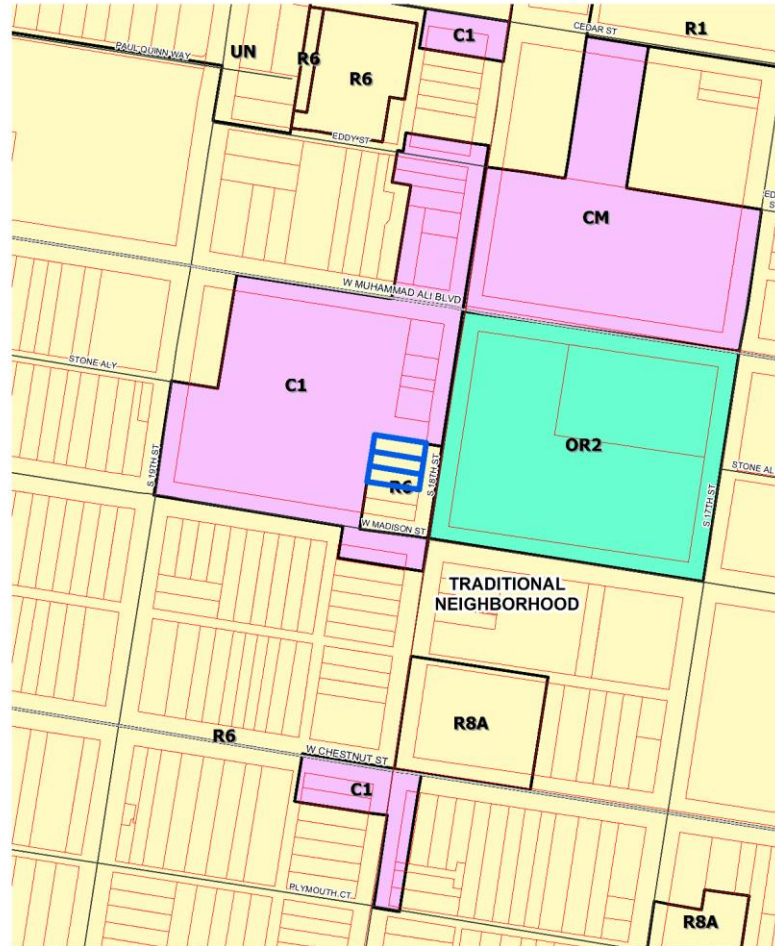
Site Context



Case Summary

- Currently developed with two single family residences, shotgun houses
- Residences are proposed to be redeveloped into incubator restaurants
- Adjacent to, and affiliated with, Chef Space

Zoning/Form Districts



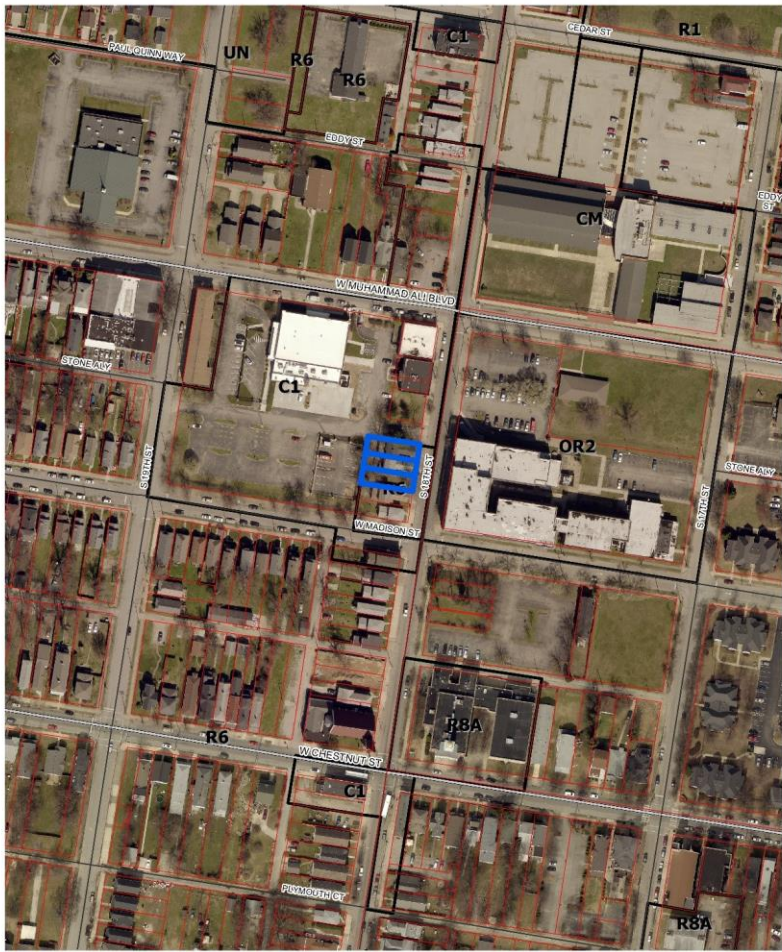
516 - 520 S 18th Street
feet

175
Map Created: 7/17/2019

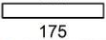


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Aerial Photo



516 - 520 S 18th Street
feet



175
Map Created: 7/17/2019



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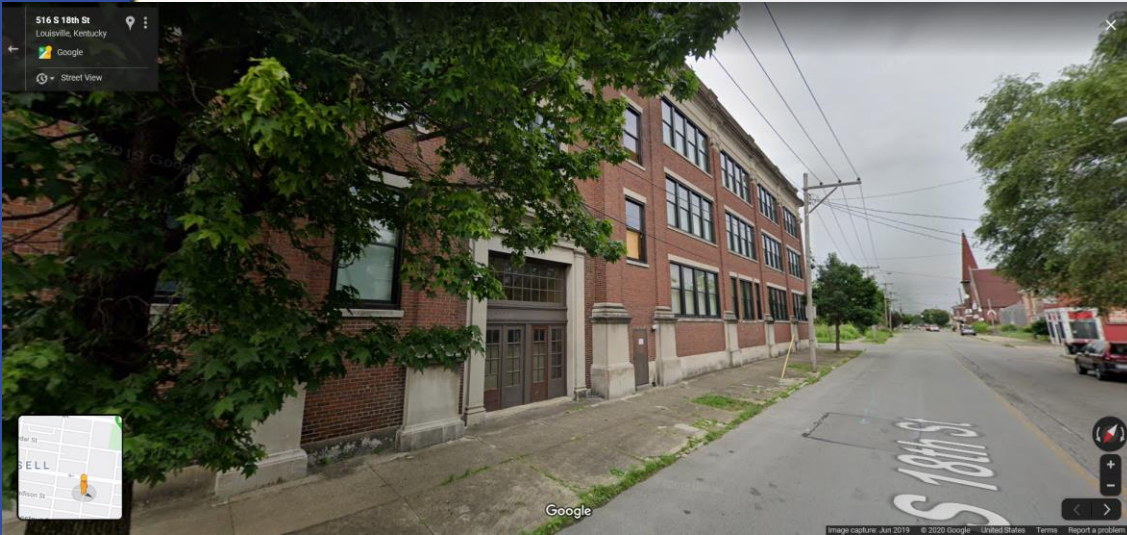
Site Photos-Site Context



View of site from S 18th Street

Site Photos-Surrounding Areas

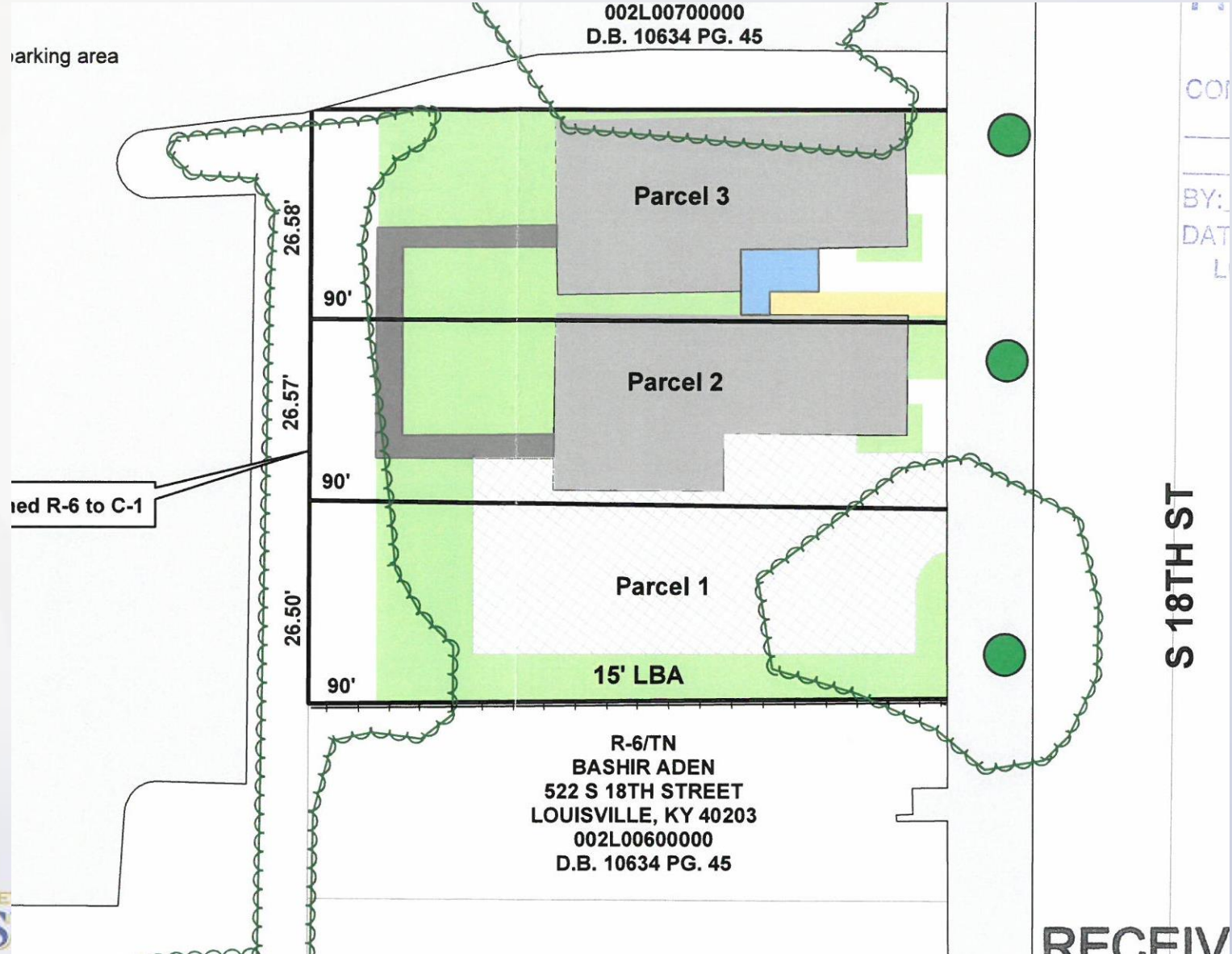
Russell
Apartments
across S 18th
Street



Entry into
Chef Space
parking lot



Applicant's Development Plan



Staff Finding

- Rezoning is generally compliant with Plan 2040
- Site is adjacent to an existing activity center (Chef Space)
- Neighborhood is mixed-use and mixed-zoning
- Neighborhood-serving commercial is appropriate for the location

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-6 to C-1
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**