

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE
February 24, 2022

NEW BUSINESS

Case No. 21-ZONE-0153

Request:	Change in zoning from C-1 to C-2 with a landscape waiver
Project Name:	Breeze Bar
Location:	1247 S Shelby Street
Owner:	Breitenstein Properties LLC
Applicant:	Breitenstein Properties LLC
Representative:	Heritage Engineering LLC
Jurisdiction:	Louisville Metro
Council District:	6- David James
Case Manager:	Julia Williams, AICP, Planning Supervisor

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

03:15:32 Julia Williams presented the case and showed a Power Point presentation (see staff report and recording for detailed presentation.)

03:20:09 In response to a question from Commissioner Mims, Ms. Williams said the applicant could provide more information about incidental food sales.

03:20:56 Commissioner Mims and Ms. Williams discussed fire-rated walls or fire-resistant construction. Ms. Williams noted that this is an existing structure over 50 years old.

03:21:53 In response to questions from Commissioner Daniels, Ms. Williams pointed out the locations of the patio area and the drive that is proposed to be closed off to make outdoor seating. The applicant has proposed to enclose the outdoor area with a wall, landscaping, and a buffer area between the site and the adjacent residential property.

03:23:29 Commissioner Carlson and Ms. Williams discussed what the prior use of the building may have been. Commissioner Carlson said that fire ratings

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may not necessarily come into play because the applicant is going from one similar-type use group to another.

03:25:04 Commissioner Brown requested that, prior to the public hearing, the applicant should note the removal of the curb cut and the restoration of the sidewalk on the site plan. Ms. Williams said this is noted on the stamped plan she received; there is also a binding element to that effect on the stamped plan.

The following spoke in favor of the request:

Camille Hesen, Heritage Engineering, 642 South 4th St. Suite 100, Louisville, KY 40202

Summary of testimony of those in favor:

03:26:39 Camille Hesen, the applicant's representative, presented the applicant's case and showed a Power Point presentation (see recording for detailed presentation.)

03:32:19 In response to a question from Commissioner Daniels, Ms. Hesen said the proposed hours of operation are 7:00 a.m. to midnight. The business will be a coffee shop, restaurant and retail. The coffee shop portion will be in operation from 7:00 a.m. to 9:00 p.m.; the restaurant/bar portion will be in operation from 4:00 p.m. to midnight.

03:33:01 In response to a question from Commissioner Mims, Ms. Hesen said there will be some food sales.

The following spoke in opposition to the request:

No one spoke.

Rebuttal:

03:35:17 No rebuttal.

Deliberation:

03:35:30 Commissioners' deliberation.

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An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus scheduled this case to be heard at the **March 17, 2022 Planning Commission public hearing.**