

19CUP1021
1031 Goss Avenue



Louisville Board of Zoning Adjustment Public Hearing

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April 1, 2019

Request

- **Modification of a Conditional Use Permit for outdoor alcohol sales and consumption for a restaurant in the C-1 zoning district (LDC 4.2.41)**

Case Summary/Background

- The applicant proposes changes to the previously approved development plan (18CUP1089):
 - to move the access point from Goss Avenue to accommodate an existing utility pole along the property frontage
 - to move proposed parking from the north side of the restaurant to the south side of the existing office building
 - to enlarge the proposed restaurant from 5,000 sq ft to 5,700 sq ft and reconfigure parking at the rear
- The balance of the development plan to remain as previously approved
- Crossover access and shared parking agreements between Tracts 1 and 2 will be required

Zoning / Form District

Subject Site

Existing: C-1/Traditional Neighborhood

Proposed: No change

Adjoining Sites

North: C-1/Traditional Neighborhood

South: C-2/Traditional Neighborhood

East: R-5/Traditional Neighborhood

West: C-1/Traditional Neighborhood



Land Use

Subject Site

Existing: Office/Parking

Proposed: Office/Restaurant/
Parking

Adjoining Sites

North: Residential

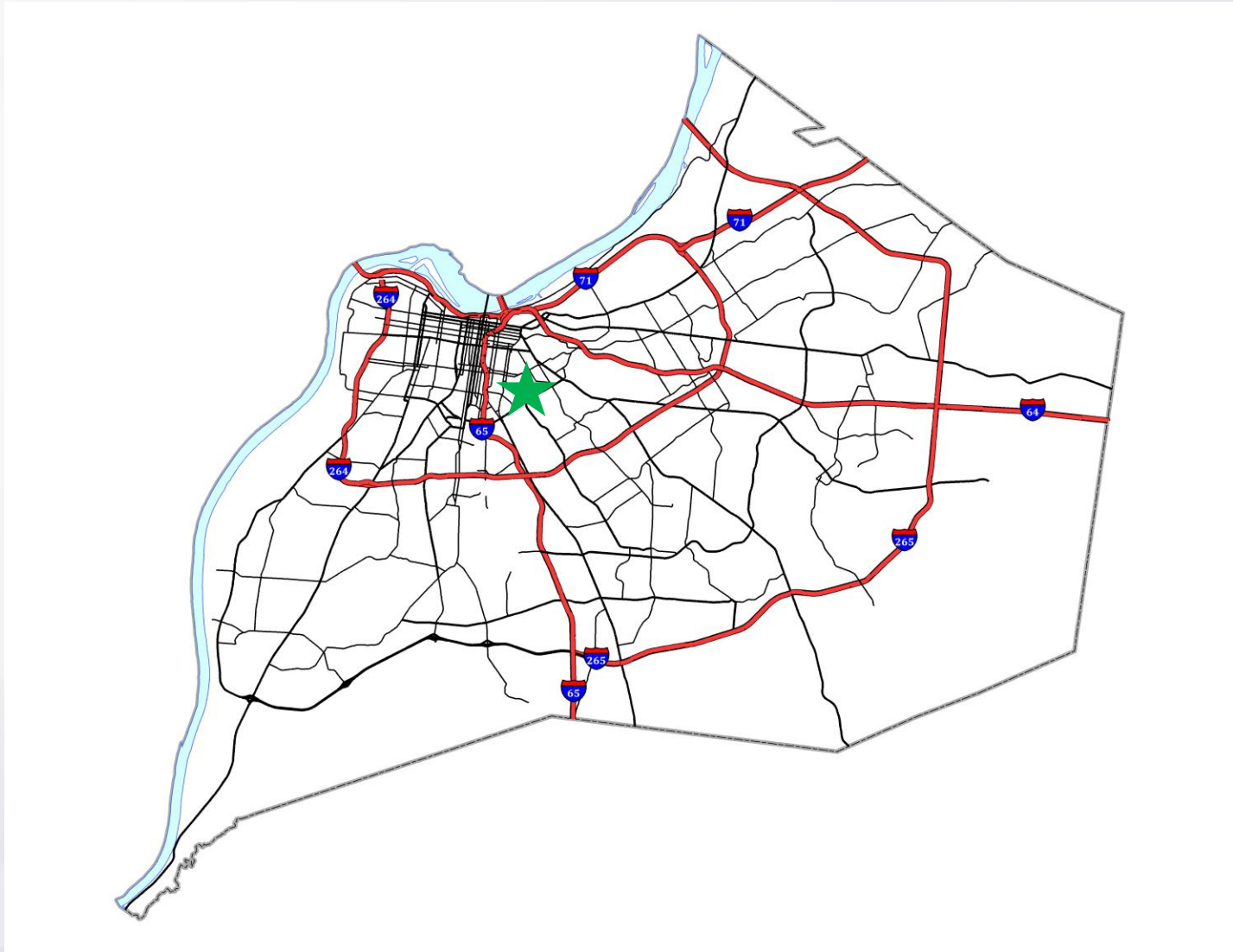
South: Commercial

East: Residential

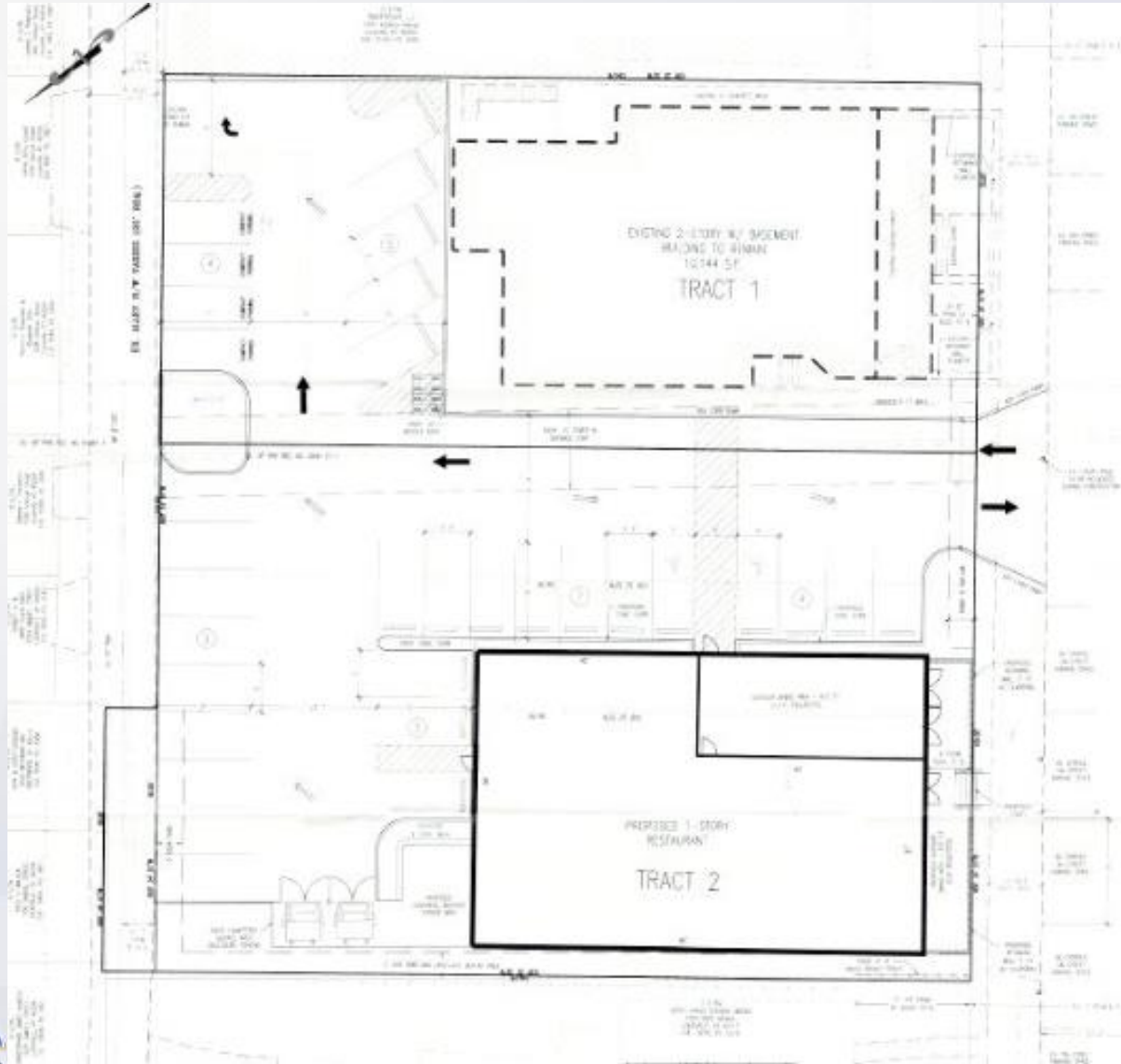
West: Residential, Commercial



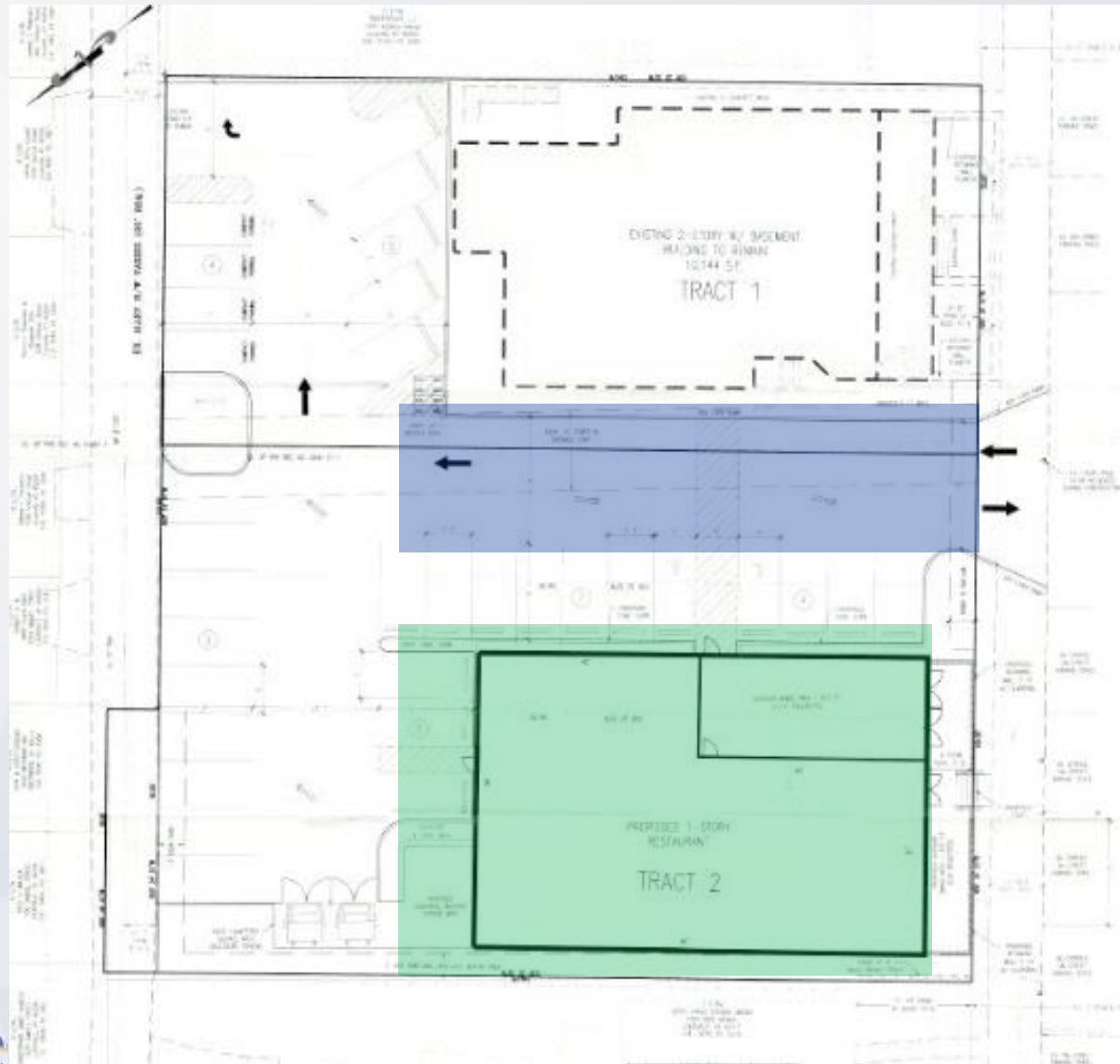
Site Location



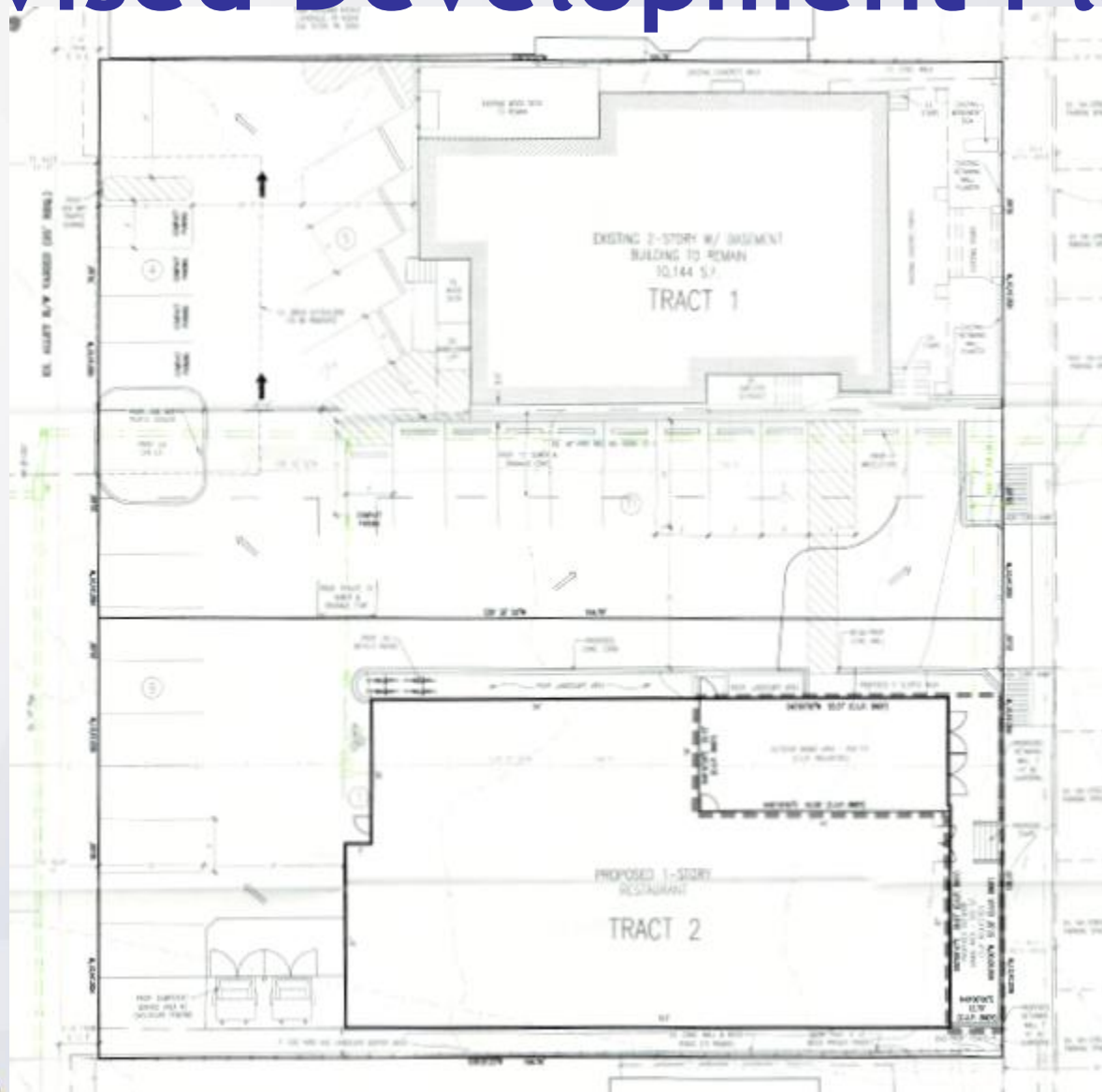
Existing Development Plan



Existing Development Plan



Revised Development Plan



Site Photos



Site Photos



Tract 2 Street Frontage

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Alley to South

Site Photos



Tract 1 North to Tract 2

Conclusions

- The proposal meets the standard of review for the requested CUP modifications
- The RDDDP meets the standard of review for a Category 3 review

Required Actions

Approve/Deny

- **Modification of a Conditional Use Permit for outdoor alcohol sales and consumption for a restaurant in the C-1 zoning district (LDC 4.2.41)**