

**19CUP1021**  
**1031 Goss Avenue**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**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

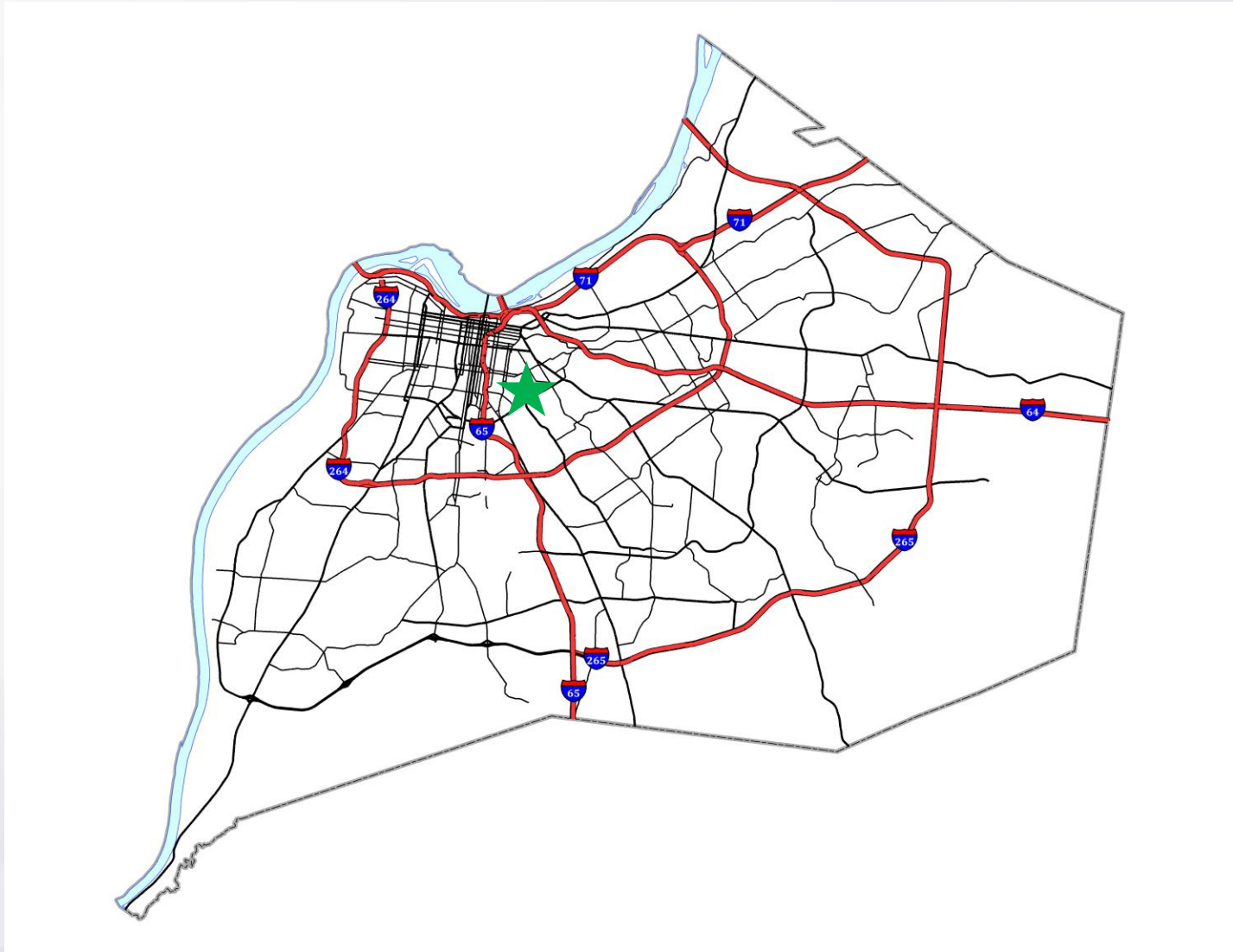
**South:** Commercial

**East:** Residential

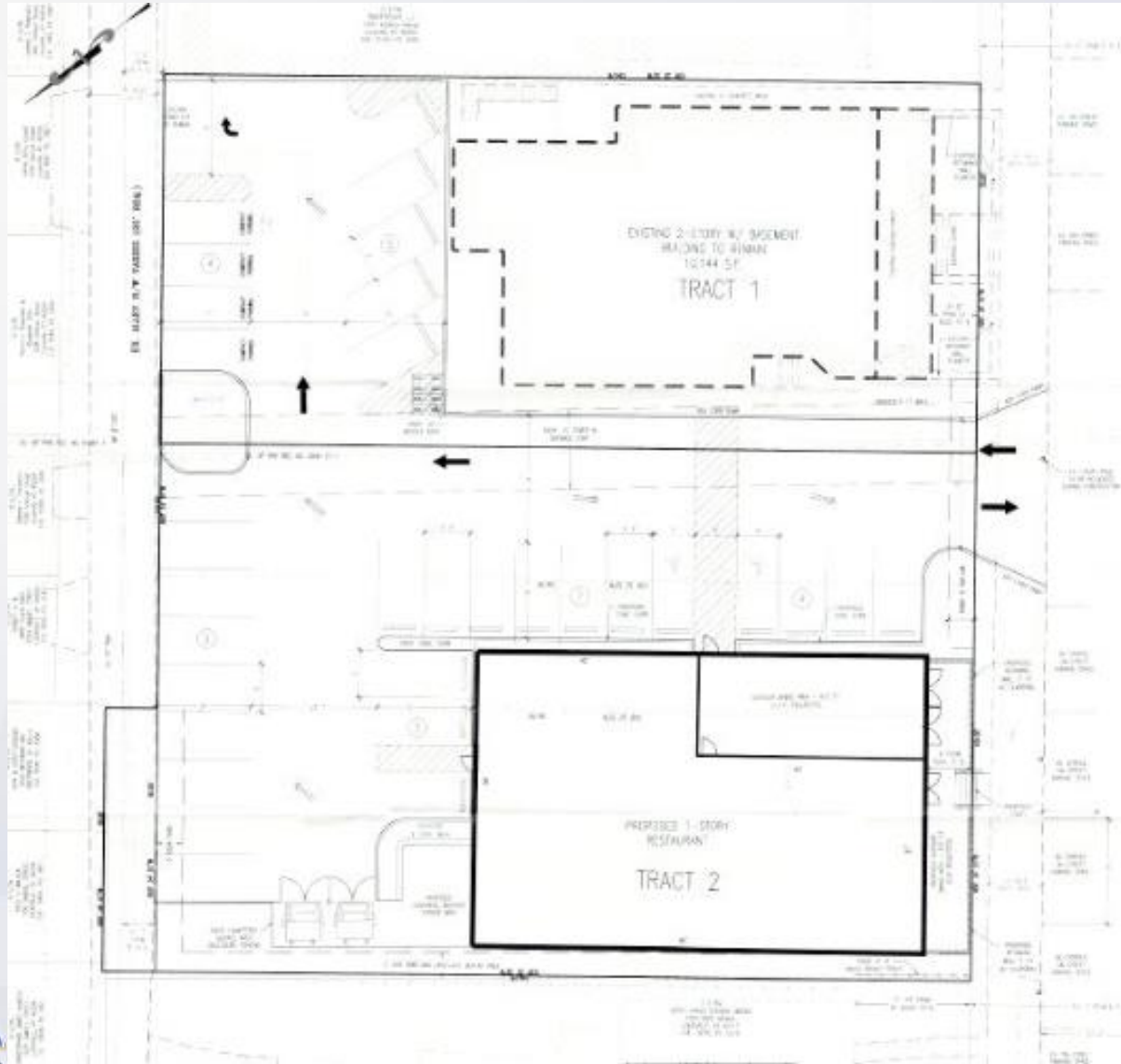
**West:** Residential, Commercial



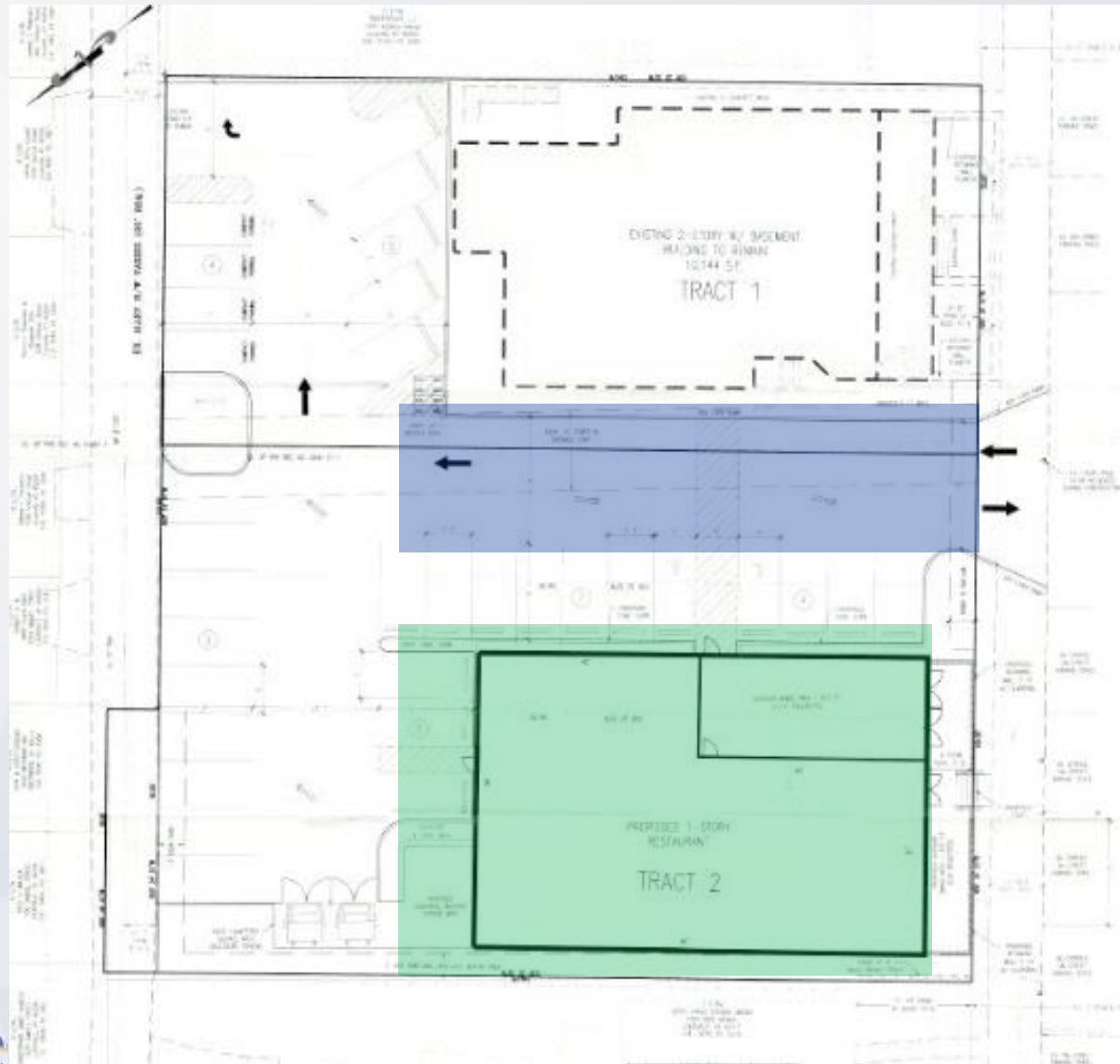
# Site Location



# Existing Development Plan

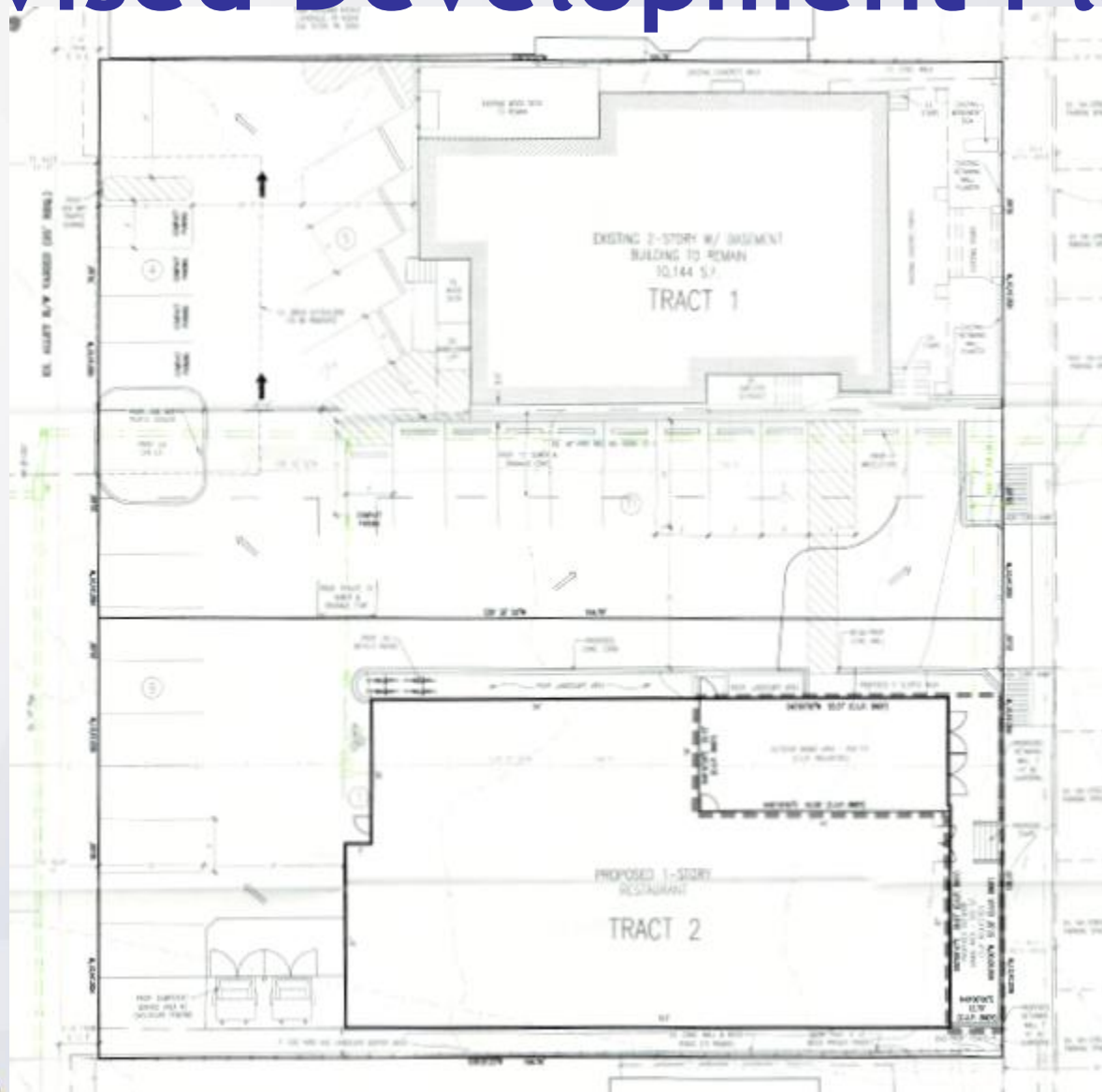


# Existing Development Plan





# 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

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