

Cornerstone 2020 Justification

- 1) **Community Form:** 719 Lynn Street lies within the heart of a traditional neighborhood. Our plan for the property is to revitalize the existing buildings into an operating banquet hall, restaurant and microbrewery with little to no changes to the aesthetics. The project will not alter the existing grid pattern of streets and alleys. The parking lot will remain providing ample parking and bike racks will be added to encourage other forms of transportation. An outdoor pavilion for dining will be constructed. The remaining green space will be open for activities during business hours.
- 2) **Centers:** This project falls between two intersections (Shelby/Lynn & Preston/Lynn). Both streets house non-residential uses. The development of this space will provide the neighborhood with a destination for food, drink & entertainment that is easily accessible by an array of transportation methods.
- 3) **Compatibility:** The scale and site design will be altered minimally. We intend to take the space currently used for private events and activities and turn it into a facility more inviting to the community with increased availability of activities to attend. The outdoor pavilion will be constructed to match the visual concepts already in place on the property. Production of beer will be miniscule and will not produce unwanted odors or diminish air quality. The streets surrounding are of adequate structure to support any additional traffic the project might add. The main building will be baffled to reduce noise transfer. The pavilion, the location of most outdoor activity, is located towards the center of the lot so on a day-to-day basis, outdoor noise will be minimal. When amplified sound is used outdoors, it will be limited to reasonable hours. Low impact lighting will be added to the pavilion with a few security lights that are pointed downward throughout the remaining green space. Existing parking lot security lights will be used. The lot will be enclosed on the North, West and East sides with an 8 ft. fence to limit the properties visibility and act as a buffer to the immediate neighbors. The South side (Lynn Street) will have a shorter fence/landscaping as its barrier from the street.
- 4) **Open Space:** Though this is private property, we want to provide open public space for the neighborhood. The green space available we be maintained with the addition of an outdoor pavilion. We want the green space area to resemble a park that is inviting to the entire community and open to them during business hours.
- 5) **Natural Areas and Scenic and Historic Resources:** The property has a notable significance to the city, neighborhood, and to us as a company. We want to revitalize the spirit of Swiss Hall and preserve the historic significance of the architecture by staying true the aesthetics already in place.
- 6) **Economic Growth:** This property has been used as a private club for many years. Allowing a C-2/C-1 zoning change will allow us to develop this property into a space that provides commerce and public use without damaging the current site.
- 7) **Circulation:** The property is centrally located in the neighborhood. The surrounding area boasts transit stops, sidewalks, alleys, and crosswalks to promote non-vehicular travel. Bike racks will also be installed. Our parking lot has 130 spots available plus the surrounding streets allow on-street parking. Lynn Street, which is a one way, will be the only vehicle entrance and exit.
- 8) **Transportation Facility Design:** We will utilize the systems already in place to ensure our facility does not adversely effect the neighborhood.
- 9) **Bicycle, Pedestrian and Transit:** With the addition of bicycle parking, the property is adequately set up, as is, to accommodate alternative modes of travel.
- 10) **Flooding & Stormwater:** No changes will be made that would change the current status of the property.
- 11) **Water Quality:** No changes will be made that would change the current status of the property.
- 12) **Air Quality:** No changes will be made that would change the current status of the property.
- 13) **Landscape Character:** Appropriate landscaping will be provided to provide an enhanced visual atmosphere and act as additional buffering.
- 14) **Infrastructure:** The property currently boasts all the necessary utilities and adheres to the guidelines.
- 15) **Community Facilities:** Does not apply.

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17 ZONE 1066



General Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17ZONE1066 Intake Staff: NH

Date: 2/12/18 Fee: _____

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/Planning-Design>.

Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

- Landscape Waiver of Chapter 10, Part 2
- Other: Waiver of Section 10.2.12

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation

of Waiver: Eliminate ILA (5% required)

Primary Project Address: 719 Lynn Street

Additional Address(es): Louisville, KY 40217

Primary Parcel ID: 024E00090000

Additional Parcel ID(s): _____

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Proposed Use: Restaurant / Bar / Banquet Hall Existing Use: Lodge

Existing Zoning District: 15 Existing Form District: TN

Deed Book(s) / Page Numbers²: Db 6364 Pg. 649

The subject property contains 2.6 acres. Number of Adjoining Property Owners: 89

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 17ZONE1066 Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer all of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

The waiver will not adversely affect the adjacent property owners. It simply allows us to eliminate destruction of the existing parking lot to meet ILA requirements.

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2. Will the waiver violate the Comprehensive Plan?

This waiver does not violate the Comprehensive Plan. The project provides ample open space + an increase to the current landscape character with the additional tree canopy the project boasts. However, if the ILA is required on the parking lot side, circulation issues could arise.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The waiver is crucial in order to ensure success of the project. Without the waiver, our ability to provide ample parking for the community + patrons will be affected. Financially, our obligations would have to shift from tree canopy improvements to the demolition of parking lot space.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The project provides a substantial increase beyond minimum requirements in tree canopy as well as the introduction of other visually pleasing vegetation, such as gardens + type C plantings. Plantings will be added to the parking lot islands just under the 50% requirement.



General Waiver Application

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Project Information:

Application is hereby made for one or more of the following waivers of the Land Development Code:

Landscape Waiver of Chapter 10, Part 2

Other: Waiver of Section 10.2.4 + 10.2.10

A General Waiver Application is not required for Sidewalk or Tree Canopy Waivers. If applicable, please submit a "Sidewalk Waiver Application" or "Tree Canopy Waiver Application" instead.

Explanation

of Waiver: 8' screen requirement along all P/L + 35' LBA

Primary Project Address: 719 Lynn Street along property lines

Additional Address(es): Louisville, KY 40217 abutting parking area

Primary Parcel ID: 024E00090000 + VOA LBA (10') abutting

Additional Parcel ID(s): _____ Parking area

Proposed Use: Restaurant / Bar / Banquet Hall Existing Use: Lodge

Existing Zoning District: IS Existing Form District: TN

Deed Book(s) / Page Numbers²: Db 6364 Pg. 649

The subject property contains 2.6 acres. Number of Adjoining Property Owners: 89

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? This information can be found in the Land Development Report (Related Cases)¹ Yes No

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General Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers four criteria. Please answer all of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. Will the waiver adversely affect adjacent property owners?

The waiver allows us the ability to provide a barrier that is visually pleasing + acoustically sufficient to the adjacent property owners without negatively affecting the existing conditions of the property's landscaping. In order to be in compliance, destruction of the parking lot would be necessary, which would provide no benefit to the APO's + be an unnecessary hardship for the project. The current fence will be repaired + covered with a mesh type screening to limit light transfer from the parking lot on the North + West portion. The South, front-facing property line will have a decorative landscape screening as encouraged by neighbor feedback. The remainder of the property will be screened by an increased tree canopy + repaired current fence so the park-like aesthetic can be enjoyed by the community instead of a blank, confining wall.

2. Will the waiver violate the Comprehensive Plan?

This waiver does not violate the Comprehensive Plan. The project provides ample open space and an increase to the current landscape character with the additional tree canopy the project boasts. However, if the LBA is required on the parking lot side, circulation issues could arise.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

The waiver is crucial in order to ensure success of the project. Without the waiver, our ability to provide ample parking + safety for the community, + our patrons will be affected. Financially, our obligations would have to shift from tree canopy improvements to the demolition of parking lot space + construction of new screening.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The project provides a substantial increase beyond minimum requirements in tree canopy as well as the introduction of other visually pleasing vegetation, such as gardens + Type C plantings. A full 6' ft fence around the property would cause us hardship from security + financial standpoints.

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