

18CUP1032

4 Seasons Restaurant CUP



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Dante St. Germain, Planner I
July 16, 2018**

Request

- Conditional Use Permit: to allow outdoor alcohol sales in the C-1 zoning district

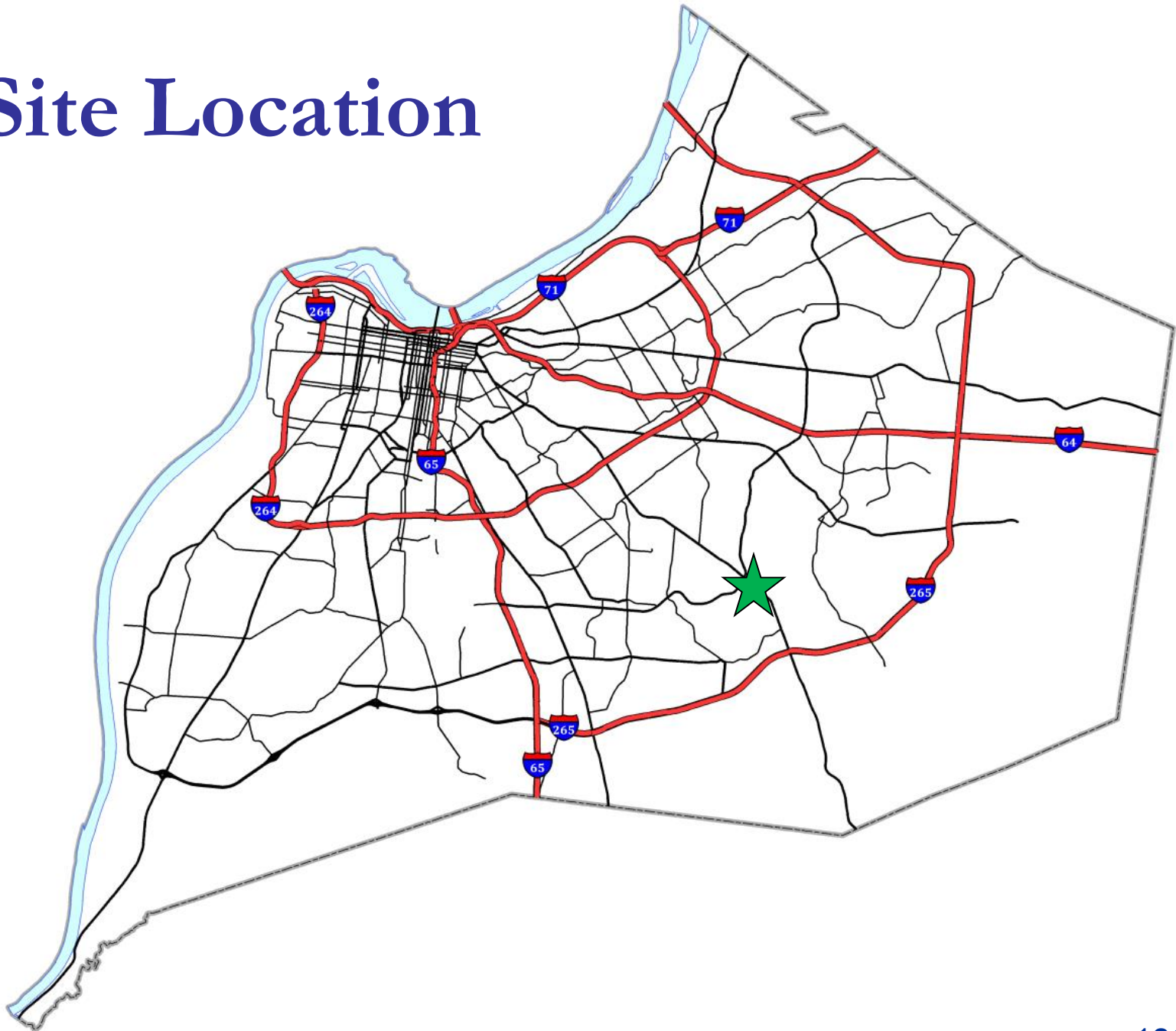
Case Summary / Background

- The subject property is located in the Suburban Marketplace Corridor form district, near the intersection of Hudson Lane and Bardstown Road.
- The site is zoned C-1.
- The applicant proposes to sell and serve alcohol in an outdoor setting on the property.

Case Summary / Background

- There is adequate off-street parking on site (27 spaces).
- A neighborhood meeting was held on May 12, 2018 at the subject property with one attendee.

Site Location



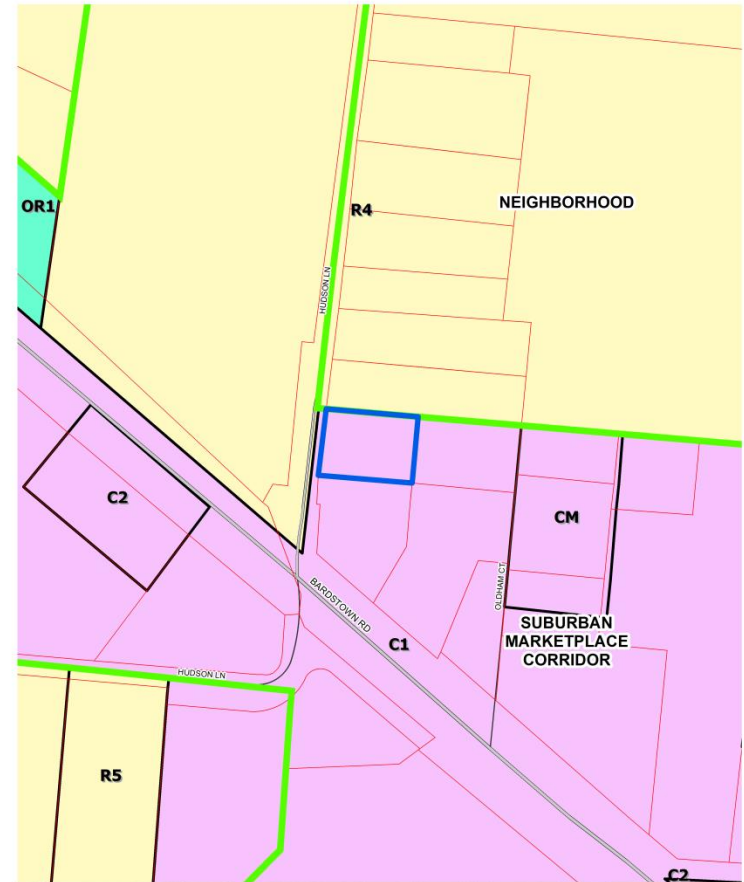
Zoning/Form Districts

Subject Property:

- Existing: C-1/Suburban Marketplace Corridor

Adjacent Properties:

- North: R-4/Neighborhood
- South: C-1/Suburban Marketplace Corridor
- East: C-1/Suburban Marketplace Corridor
- West: R-4/Suburban Marketplace Corridor



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Aerial Photo/Land Use

Subject Property:

- Existing: Restaurant
- Proposed: Restaurant with Outdoor Alcohol Sales

Adjacent Properties:

- North: Single Family Residential
- South: Commercial
- East: Commercial
- West: Institutional (St. Gabriel the Archangel Parish and School)



8402 Hudson Lane
feet

140
Map Created: 7/2/2018



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Site Photos-Subject Property



The front of the subject property.

Site Photos-Subject Property



The area where outdoor alcohol sales are proposed.

Site Photos-Subject Property



The area where outdoor alcohol sales are proposed.

Site Photos-Subject Property



The area where outdoor alcohol sales are proposed.

Conclusions

- Must determine if the proposal meets the standard of review for granting a conditional use permit as established in the Land Development Code, to allow outdoor alcohol sales on the subject property.

Required Actions

- Conditional Use Permit: to allow outdoor alcohol sales in the C-1 zoning district. Approve/Deny/Approve with Conditions