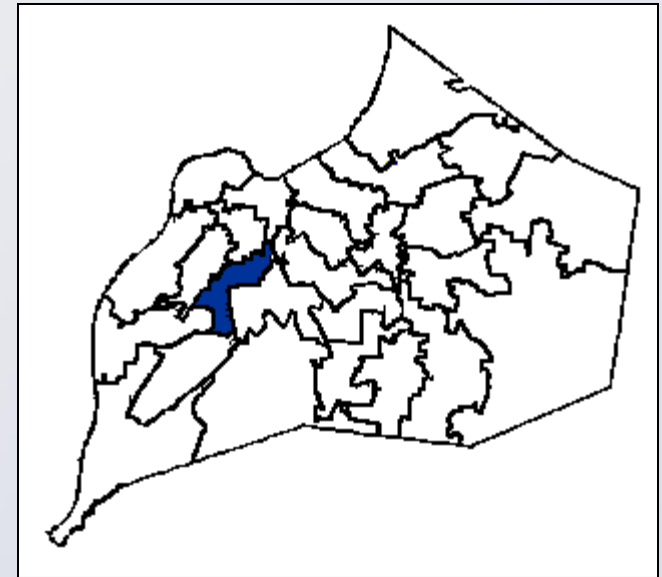
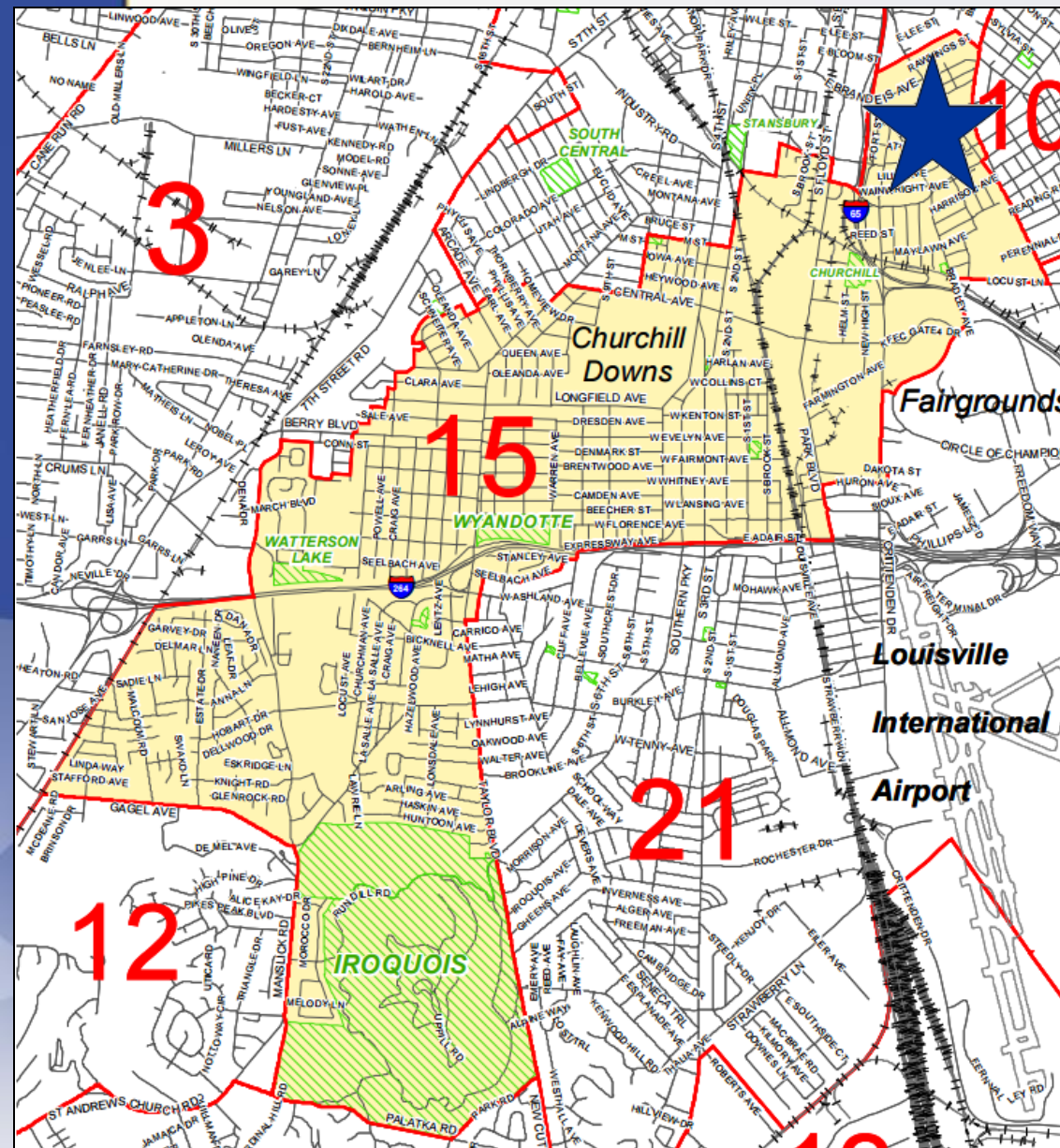


15ZONE1048

Zanzabar



Planning/Zoning, Land Design & Development
June 14, 2016



2100 & 2104 S. Preston
Street
District 15 -
Marianne Butler

Louisville

15ZONE1048

Request(s)

- Change in zoning from R-6 to C-2
- Variance: Variance from Chapter 5.2.3.D.3.C of the Land Development Code to allow a reduction of the required rear yard from 5' to 3' for the proposed addition
- Waivers:
 1. Landscape Waiver from Chapter 10.2.4 of the Land Development Code to allow existing structures, parking and dumpster to encroach into the required 15' LBA
 2. Landscape Waiver from Chapter 10.2.4 of the Land Development Code to reduce the required perimeter plantings from 5 trees to 4 trees
- Revised Detailed District Development Plan

Case Summary / Background

- 1,466 SF expansion to an existing 3,036 SF restaurant
- Adjacent property to be used for storage
- The existing structure and outdoor seating area will remain
- 3 existing on street parking spaces
- 3 parking spaces to the rear of the addition
- 5 parking spaces will be accounted for with a joint parking agreement

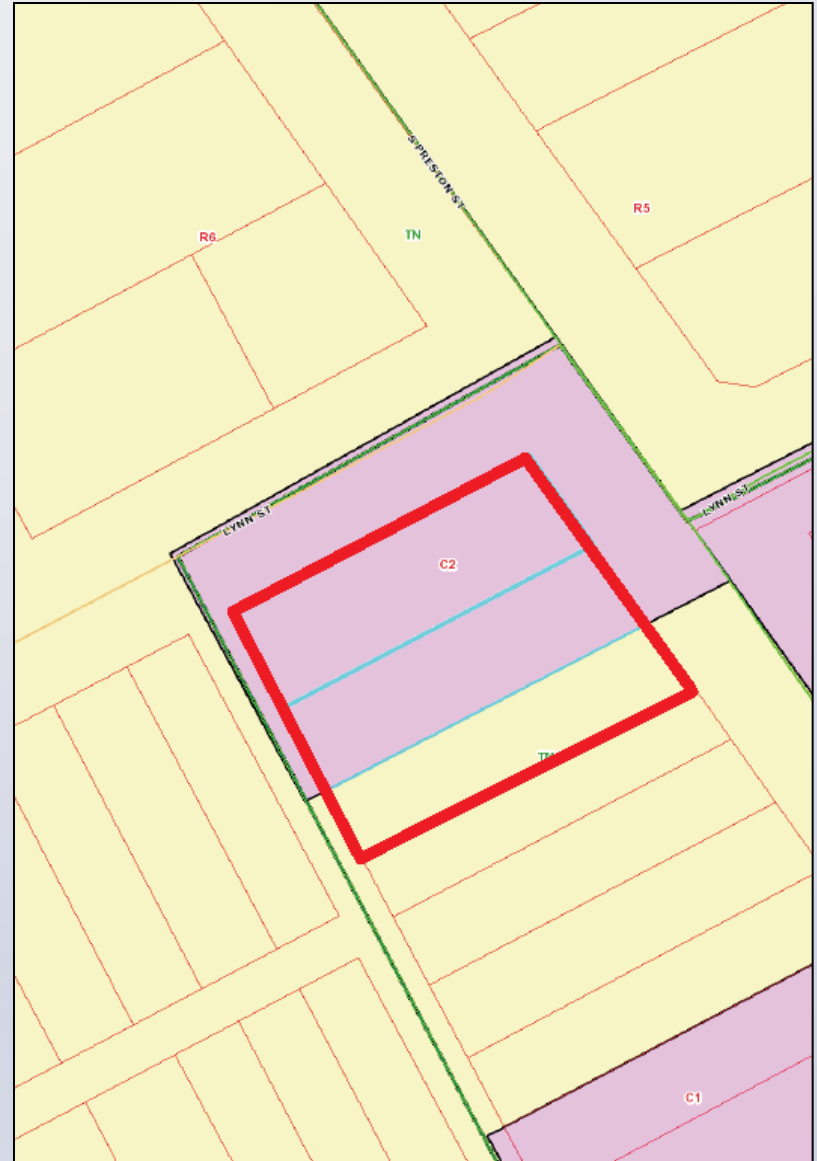
Zoning/Form Districts

Subject Property:

- Existing: C-2, R-6/ TMC
- Proposed: C-2/TMC

Adjacent Properties:

- North: R-6/TN
- South: R-6/TMC
- East: R-5, C-1/TN, TMC
- West: R-6/TN



Aerial Photo/Land Use

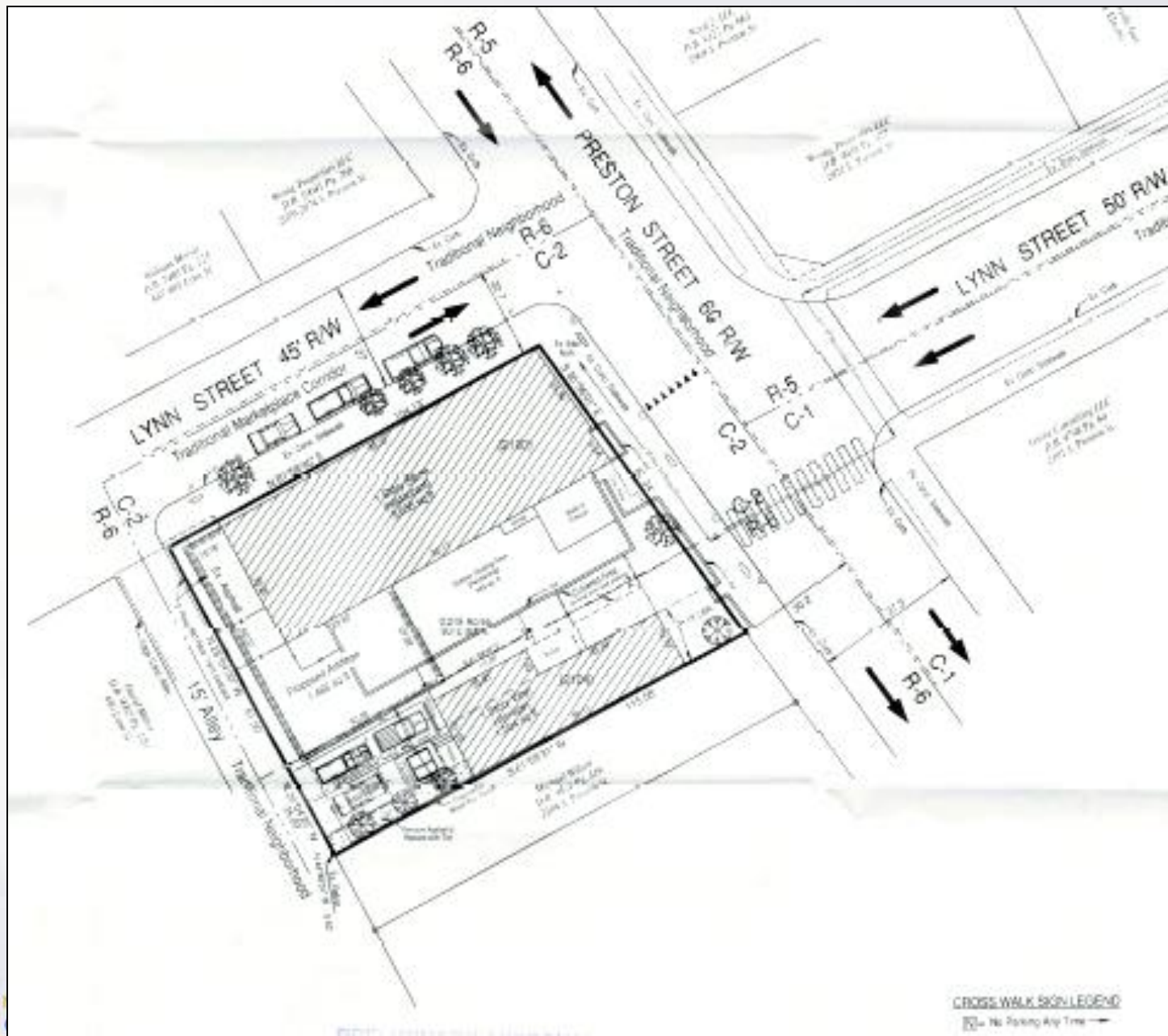
Subject Property:

- Existing: Commercial
- Proposed: Commercial

Adjacent Properties:

- North: Residential Multi-Family
- South: Residential
- East: Vacant, Residential
- West: Residential





PC Recommendation

- Public Hearing was held on 4/21/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-6 to C-2 by a vote of 5-0 (5 members voted)