

16CUP1026

1104 Central Avenue



Louisville Board of Zoning Adjustment Public Hearing

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August 29, 2016

Requests

- Conditional Use Permit to allow off-street parking in an R-6 zoning district.
- Landscape waiver to allow proposed off-street parking to encroach into the required LBA along the north property line.

Location	Requirement	Request	Waiver
North P/L	15 ft.	9 ft.	6 ft.

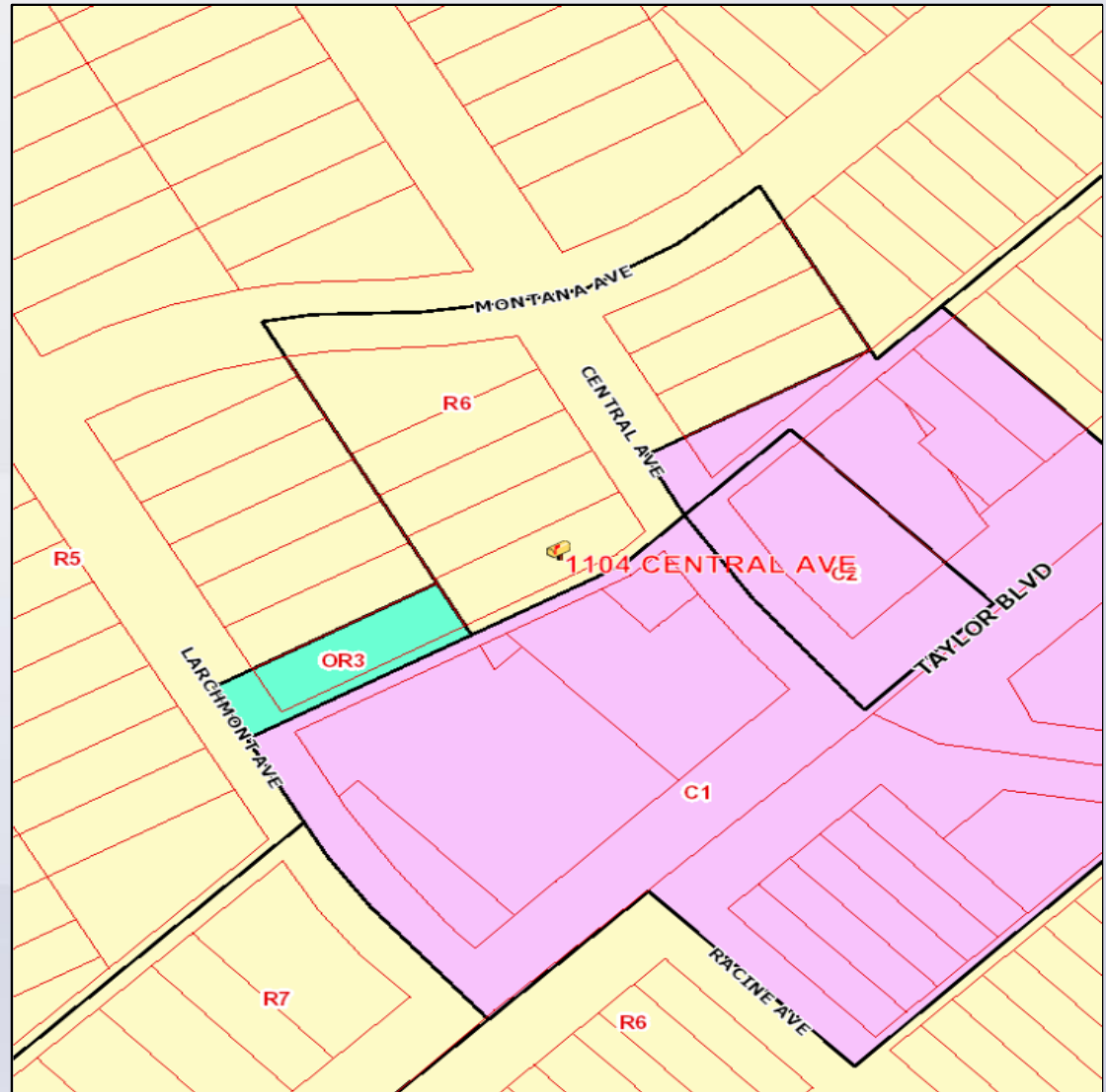
Case Summary/Background

The applicant is proposing to add 14 off-street parking spaces at the rear of a retail furniture/appliance business. Currently parking exists on site with access off the existing alley.

Zoning/Form Districts

Subject:

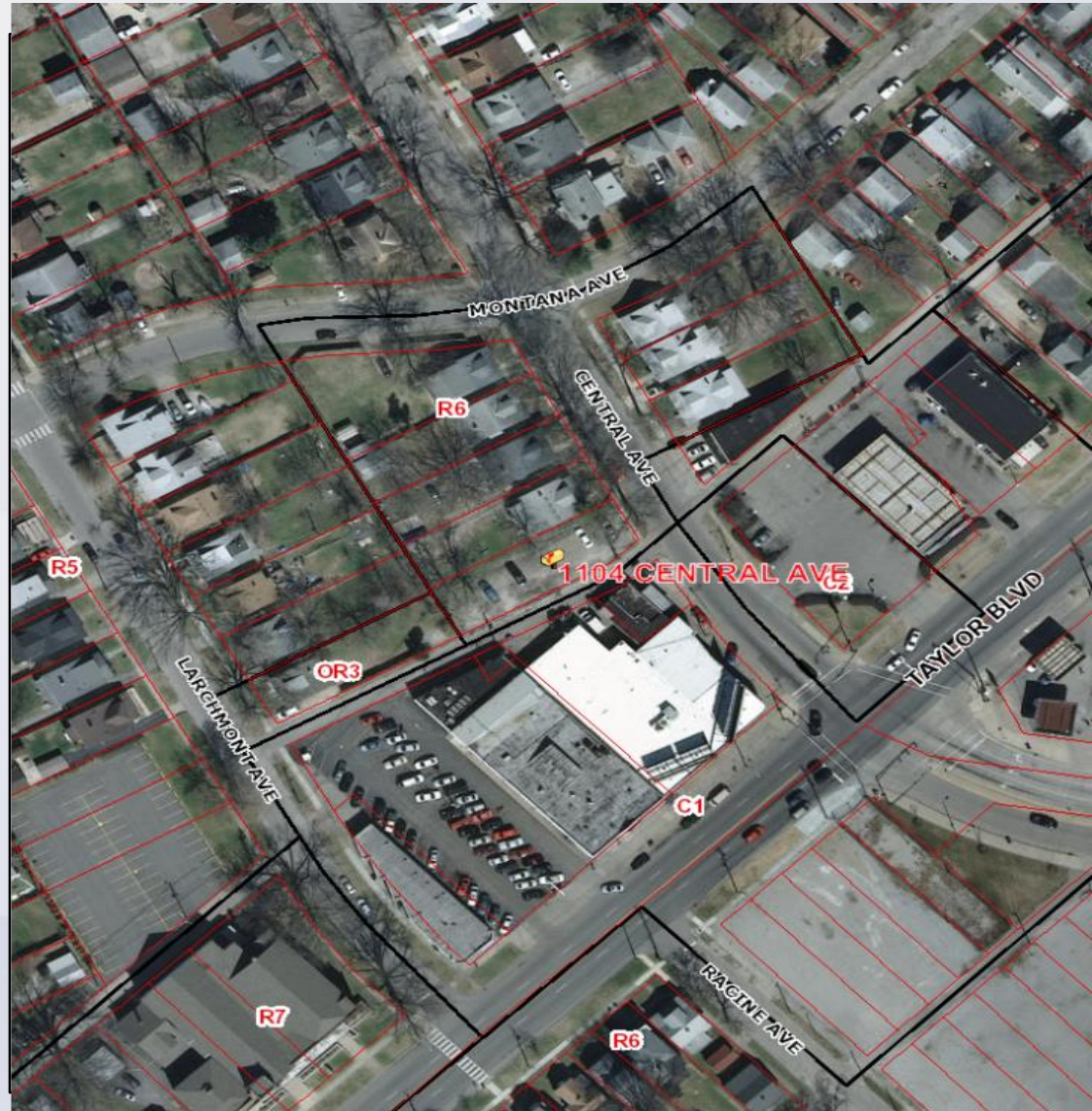
- Existing: R-6/TN
 - Proposed: R-6/TN
-
- North: R-6/TN
 - South: C-1/TN
 - East: C-1/TN
 - West: OR-3, R-6/TN



Aerial Photo/Land Use

Subject:

- Existing: Vacant
- Proposed: Off-Street Parking
- North: Residential
- South: Commercial
- East: Commercial
- West: Office, Residential



CUP Area



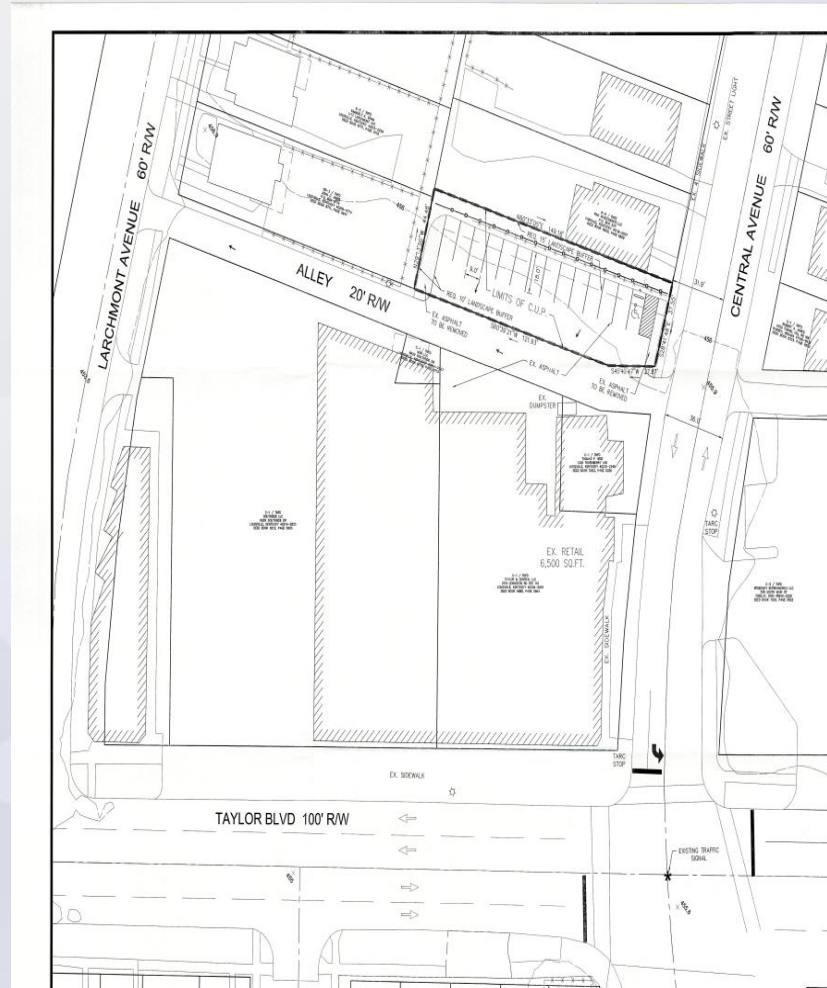
CUP Area



CUP Area



Applicant's Development Plan



Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development and Transportation Committee must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit and landscape waiver.

Required Actions

- Approve or Deny
- Conditional Use Permit to allow off-street parking in an R-6 zoning district.
- Landscape waiver to allow proposed off-street parking to encroach into the required LBA along the north property line.