18CUP1015 1450 S. 6th Street

Louisville



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II March 5, 2018

Request

 Conditional Use Permit to allow short term rental of a dwelling unit in the TNZD zoning district



Case Summary/Background

- As the property is located within the TNZD, a Conditional Use Permit is required
- Located on west side of S. 6th Street between Belgravia Court and W. Magnolia
- Adjoined by single-family residential and industrial uses
- According to the applicant, the residence has four bedrooms; up to 12 guests are permitted
- LDC credits site with one on-street parking space; up to five private spaces are currently under construction at the rear alley

18CUP1015

Neighborhood meeting held February 15, 2018
Isville

Zoning / Form District

Subject Site

- **Existing:** TNZD / Traditional Neighborhood
- **Proposed:** TNZD / Traditional Neighborhood w/short-term rental CUP

Surrounding Sites

- North: TNZD / Traditional Neighborhood
- South: TNZD / Traditional Neighborhood
- East: TNZD / Traditional Neighborhood
- West: M-2 / Traditional Workplace





Land Use

Subject Property

- **Existing:** Single-Family Residential
- **Proposed:** Single-Family Residential with CUP for shortterm rental

Surrounding Properties

- North: Single-Family Residential
- South: Single-Family Residential
- East: Single-Family Residential
- West: Industrial







Subject Site





Adjacent to North

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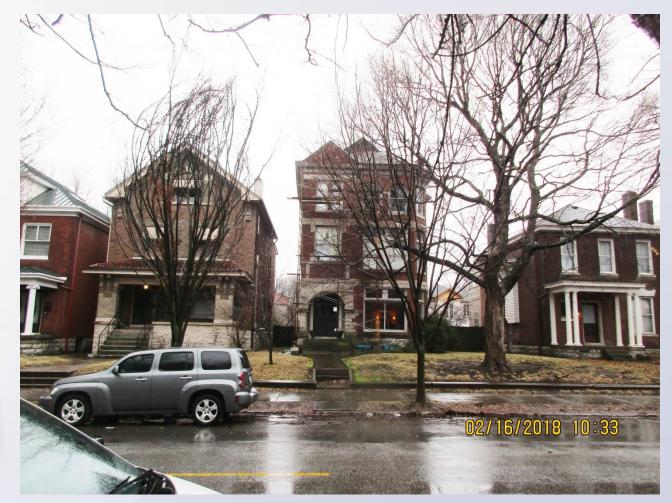




Adjacent to South

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Across to East

Louisville





Across to East



Conclusions

 Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established by the LDC for the requested Conditional Use Permit



Required Action

Approve or Deny

 <u>Conditional Use Permit</u> to allow short term rental of a dwelling unit that is not the primary residence of the owner in a TNZD zoning district

Conditions of Approval

- 1. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental with Develop Louisville and with the Louisville Metro Revenue Commission. If the short term rental is not registered with Develop Louisville and with the Revenue Commission within 60 days of the approval of the minutes of this case, then the Conditional Use Permit shall be deemed null and void.
- 2. The short term rental and host shall meet all additional provisions set forth in the Louisville Metro Code of Ordinances.