

18CUP1074

1134 & 1136 Reutlinger Avenue



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

October 1, 2018

Request

- **Conditional Use Permit for Off-Street Parking Area (LDC 4.2.39)**
 - Relief to permit parking within the required front, rear and west side yards (LDC 4.2.39.C.)
- **Waivers of LBA dimensional and landscaping requirements (LDC 10.2.4.)**
 - North property line from 15 ft to 3 ft
 - South property line from 15 ft to 3 ft
 - East property line from 15 ft to 3 ft
 - West property line from 10ft to 0 ft

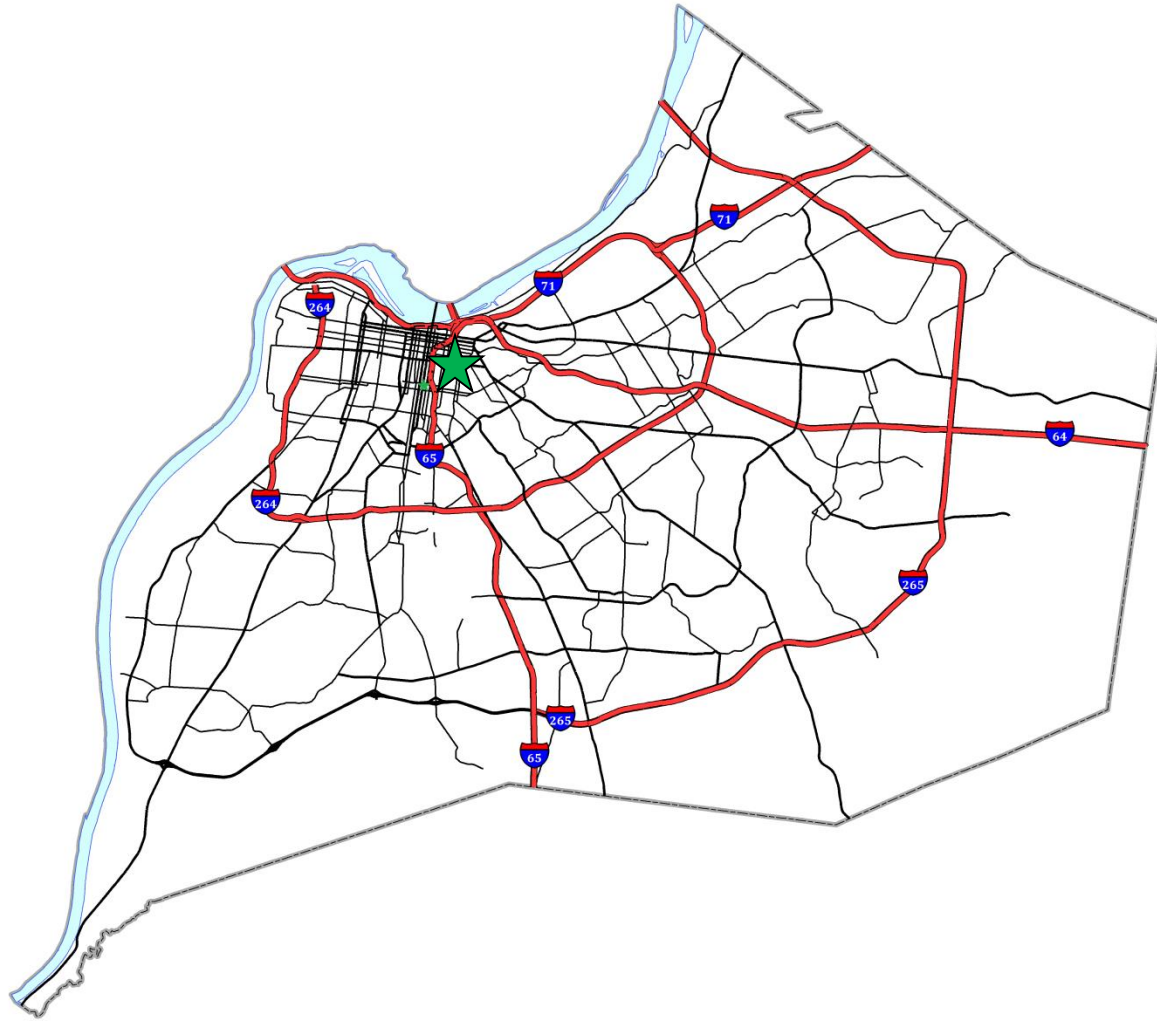
Case Summary/Background

- Proposed parking area will serve the Bradford Mills Lofts, an adjoining multi-family residential/commercial site on East Oak Street
- Additional surface parking needed to meet requirements for the Bradford Mills Lofts not met at the time of the original development due to unanticipated site conditions
- Subject site consists of two parcels (1134 and 1136 Reutlinger Avenue)
- Site will be accessed via existing adjacent parking; no new curb cuts are required
- A Notice of Intent to Demolish a structure at 1136 Reutlinger Avenue was issued, with a deadline of 9/28/2018; no comments were received
- Required neighborhood meeting was held on May 25, 2018; Staff has received one comment in support of proposal

Case Summary/Background

- Relief requested to allow parking area to encroach into side and front yards and to connect with adjoining parking
- Waivers will allow proposed parking to be consistent in design with adjoining existing parking
- Added condition will require applicant to extend landscaping and/or buffering on the existing parking area onto the subject site
- Parcels will be consolidated OR a crossover agreement will be recorded prior to final construction approval

Location Map



Zoning / Form District

Subject Site

Existing: R-6 Single-Family Residential

Proposed: R-6 Single-Family
Residential with CUP

Adjoining Sites

North: OR-3 Office/Residential

South/East/West: R-6 Single-Family
Residential

All Sites Form District

Traditional Neighborhood



Land Use

X marks structures no longer standing

Subject Site

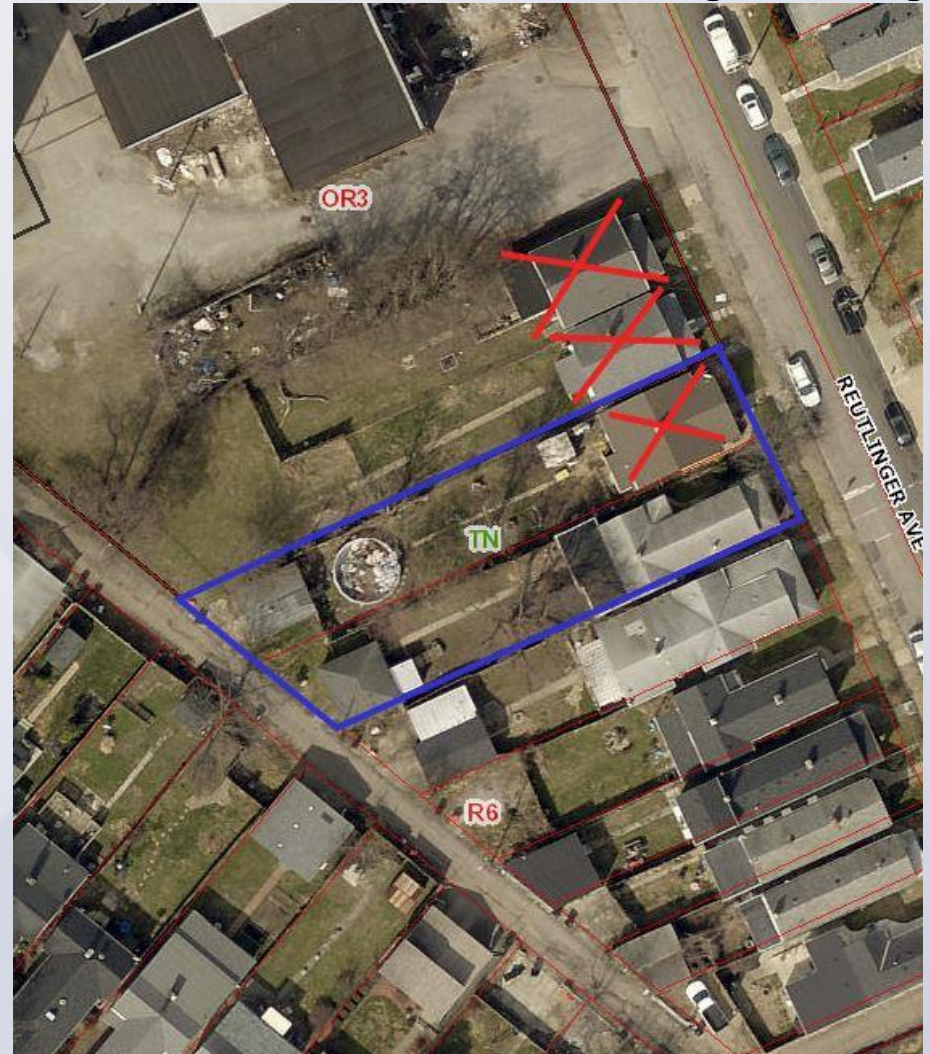
Existing: Single-Family Residential

Proposed: Surface Parking

Adjoining Sites

North: Multi-Family Residential

South/East/West: Single-Family Residential



Site Photos



Site Photos



Site Photos



Site Photos



Adjacent to South

Site Photos



Across to East

Site Photos



Conclusions

- The proposal meets the standard of review for the requested CUP
- The requested relief and waivers are justified based on existing site conditions

Required Action

Approve or Deny

- **Conditional Use Permit for Off-Street Parking Area (LDC 4.2.39)**
 - Relief to permit parking within the required front, rear and west side yards (LDC 4.2.39.C.)
- **Waivers of LBA dimensional and landscaping requirements (LDC 10.2.4.)**
 - North property line from 15 ft to 3 ft
 - South property line from 15 ft to 3 ft
 - East property line from 15 ft to 3 ft
 - West property line from 10ft to 0 ft