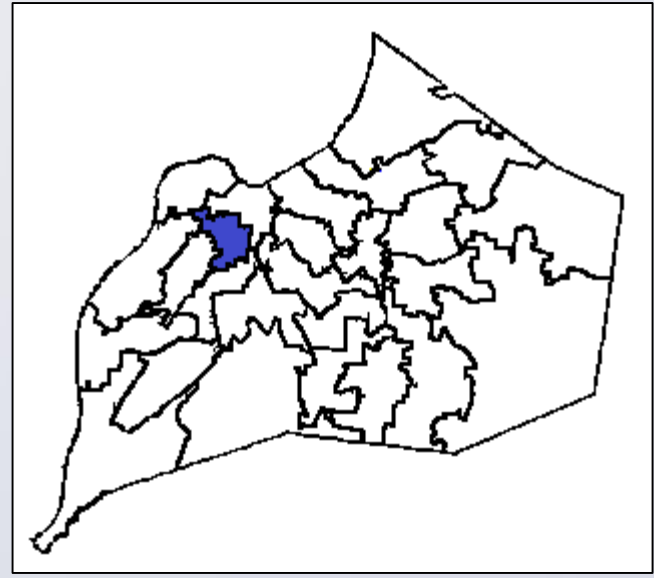
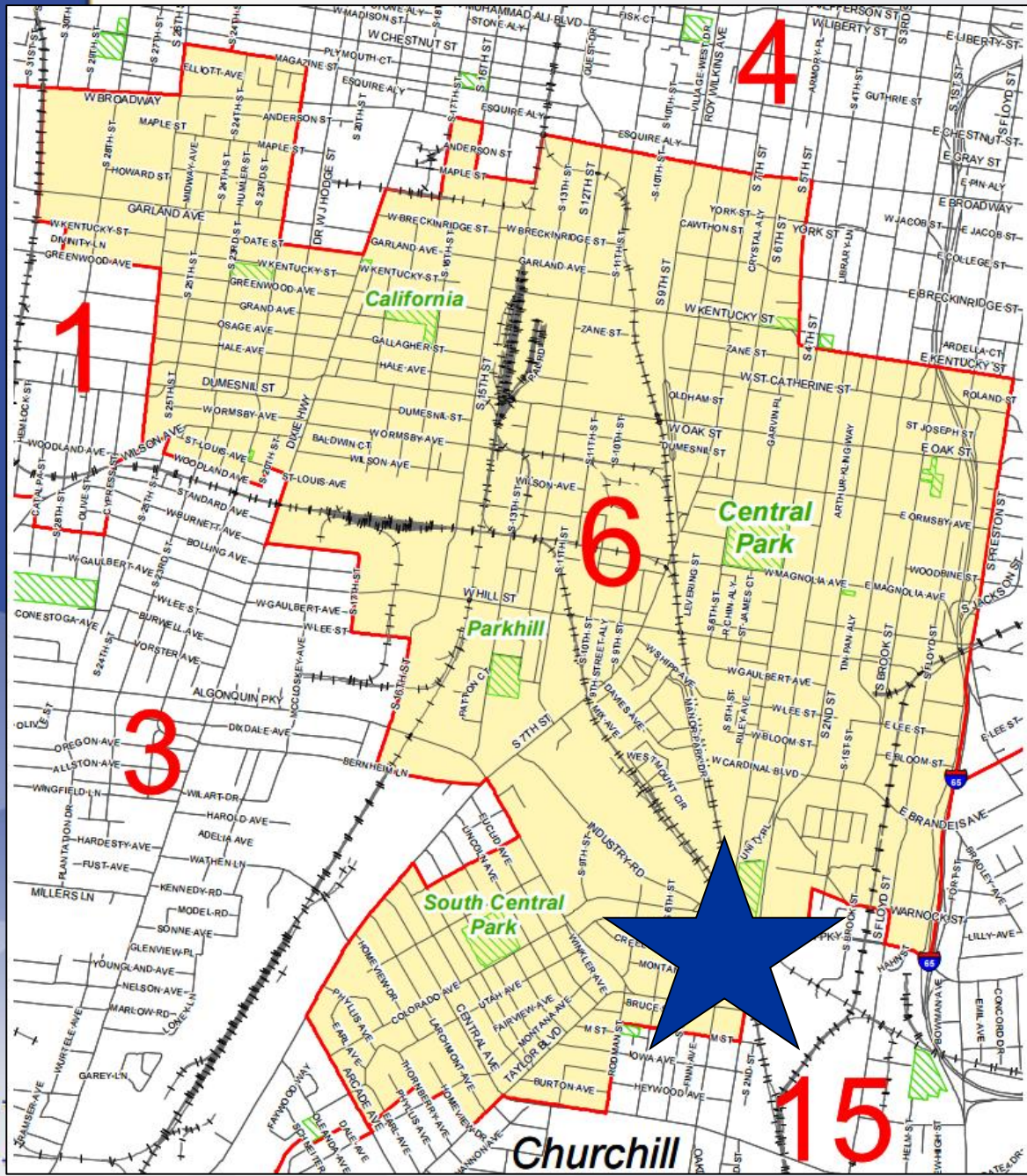


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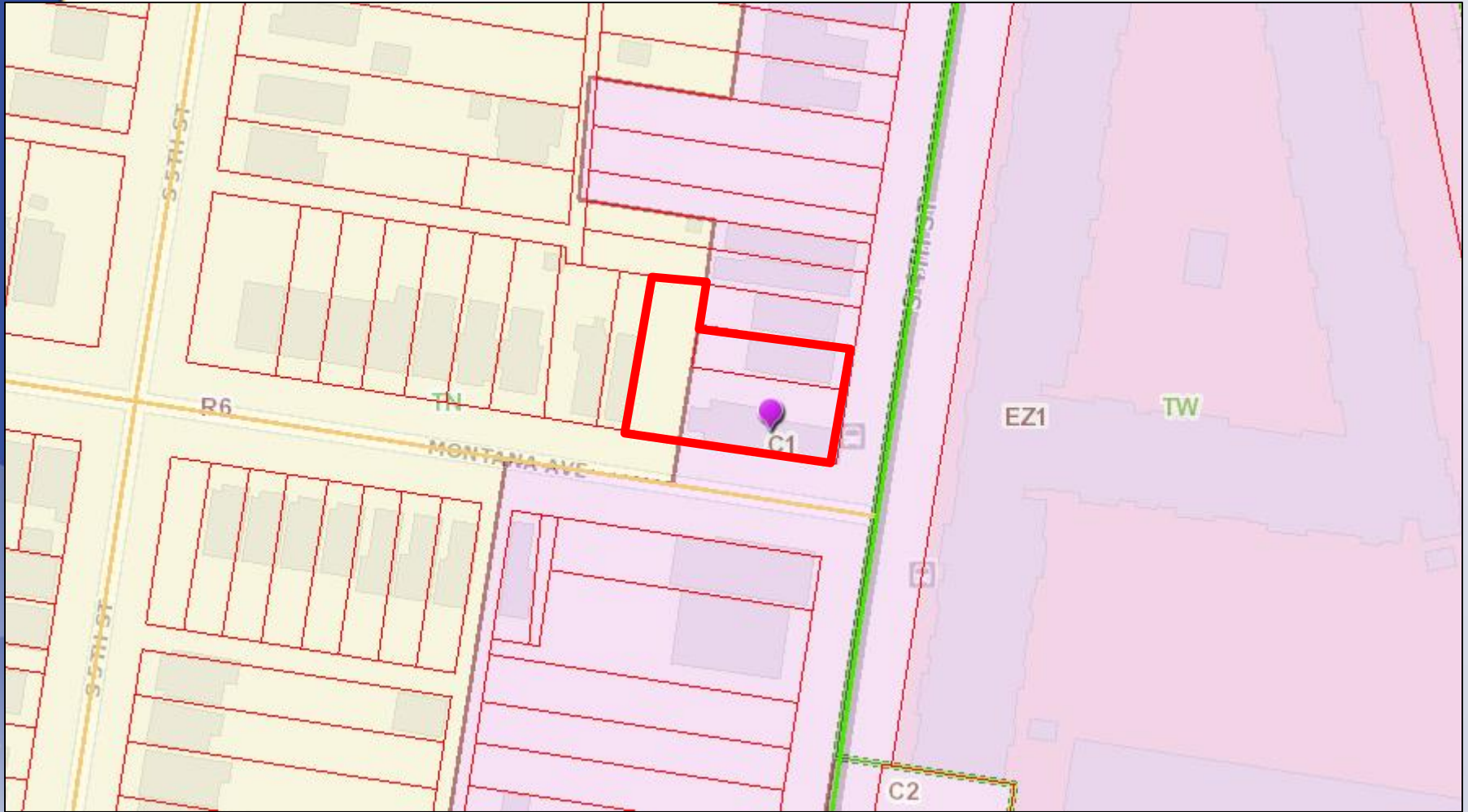
LONGTAIL BUILDING



Planning & Zoning Committee
December 1, 2020



2532 S 4th Street
District 6 - David James



Existing: R-6 & C-1/TN
Proposed: C-2/TN



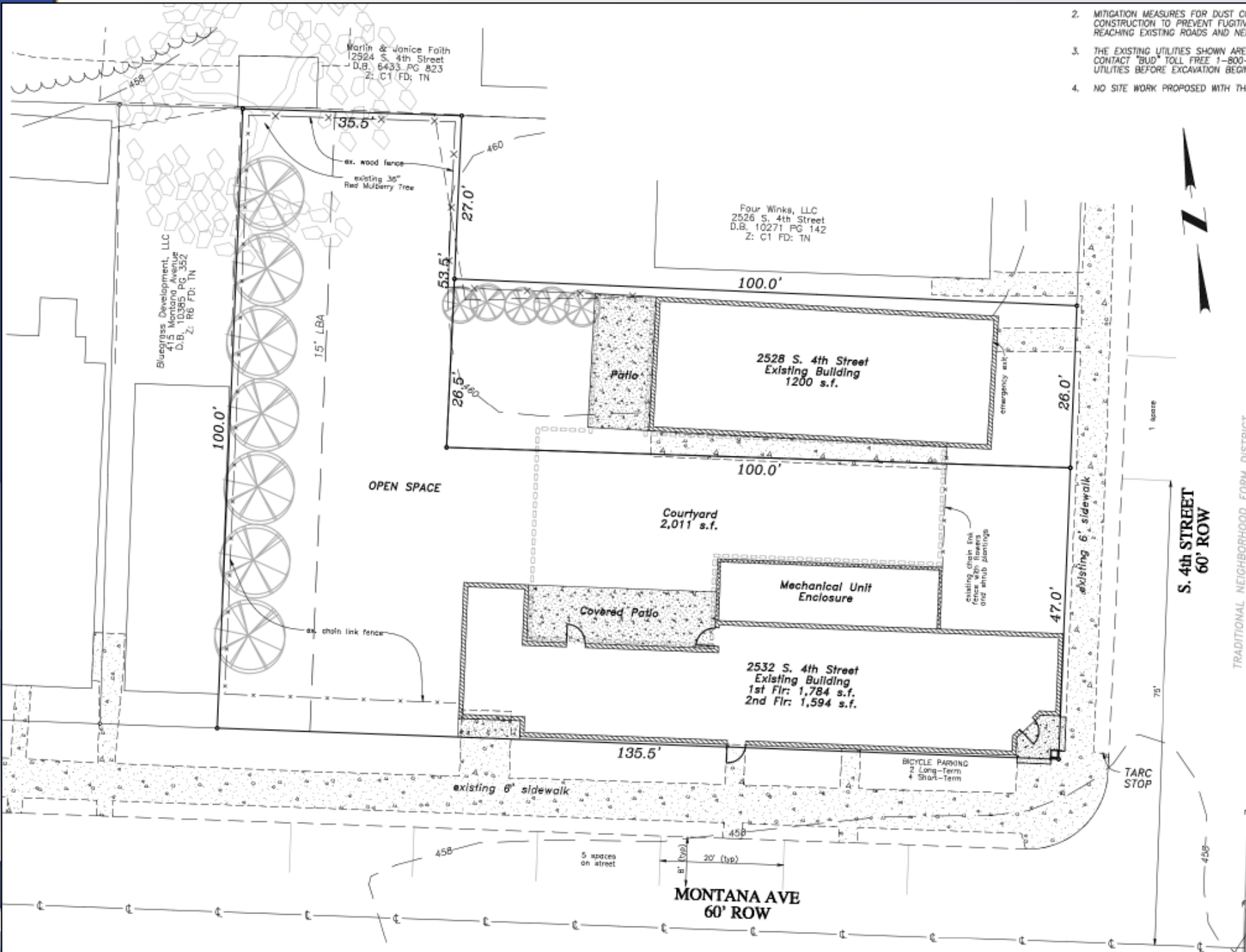
**Existing: Tavern & Vacant
Proposed: Tavern**

Request

- Change-in-Zoning from R-6 & C-1 to C-2
- Detailed District Development Plan

Case Summary

- Rehabilitation and improvement of a former corner-lot tavern and 2 adjacent properties for a beer garden with indoor and outdoor gathering space is proposed.
- The 1st floor of the corner-lot structure will be used for tavern operations and the 2nd floor will remain an office space.
- Most recently, an office use has been present within the corner-lot structure.



Warin & Janice Faith
 12524 S. 4th Street
 D.B. 6433 PG 823
 Z: C1 FD: TN

Bluegrass Development, LLC
 415 MacArthur Avenue
 D.B. 10385 PG 352
 Z: R6 FD: TN

Four Winks, LLC
 2526 S. 4th Street
 D.B. 10271 PG 142
 Z: C1 FD: TN

2. MITIGATION MEASURES FOR DUST OR CONSTRUCTION TO PREVENT FUGITIVE REACHING EXISTING ROADS AND NE
3. THE EXISTING UTILITIES SHOWN ARE CONTACT "BUD" TOLL FREE 1-800- UTILITIES BEFORE EXCAVATION BEG
4. NO SITE WORK PROPOSED WITH TH

S. 4th STREET
 60' ROW

MONTANA AVE
 60' ROW

TRADITIONAL NEIGHBORHOOD FORM DISTRICT

Parking Summary

	Min
<i>Building Areas:</i>	<i>1SP/100S.F.</i>
1st Floor Bar	1,784 s.f.
Accessory Bldg	1,200 s.f.
Courtyard	2,011 s.f.
Total Required for Bar	50 spaces
TARC Stop (10%)	5.0 spaces
Historic Places Reductions (20%)	10.0 spaces
Tree Preservation (20%)	10.0 spaces
Appendix 5A (2 & 4) Site Design (20%)	10.0 spaces
Net Reduction	35 spaces
Total, less reductions	15 spaces
Non-Conforming Use Allowance	5 spaces
Total Spaces Required	10 spaces
On Street Spaces Provided	6 spaces
<i>2nd Floor Office</i>	<i>1SP/500S.F.</i>
	1,594 s.f.
Total Required for Office	3 spaces
Non-Conforming Use Allowance	3 spaces
	No Spaces needed

Parking Summary

<i>Building Areas:</i>	
1st Floor Bar	No parking required (LDC 9.1.3.B.2.e)
2nd Floor Office	No parking required (LDC 9.1.3.B.2.e)
Accessory Bldg	No parking required (LDC 9.1.3.B.2.e)
Courtyard	2011 s.f. 1sp/1000 s.f.
Total Required	2 spaces
On Street Spaces Provided	6 spaces
No on-site spaces required	

***Structures over 50 years old are not required to provide additional parking and the ratio for taverns is increased from 1 space per 100 sq. ft. to 1 space per 1,000 sq. ft.**

Public Meetings

- Neighborhood Meeting held on 6/23/2019
 - 4 people attended the meeting.
- LD&T meeting on 9/24/2020
- Planning Commission public hearing on 10/15/2020
 - No one spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-6 and C-1 to C-2 passed by a vote of 8-0 (one commissioner was not present).