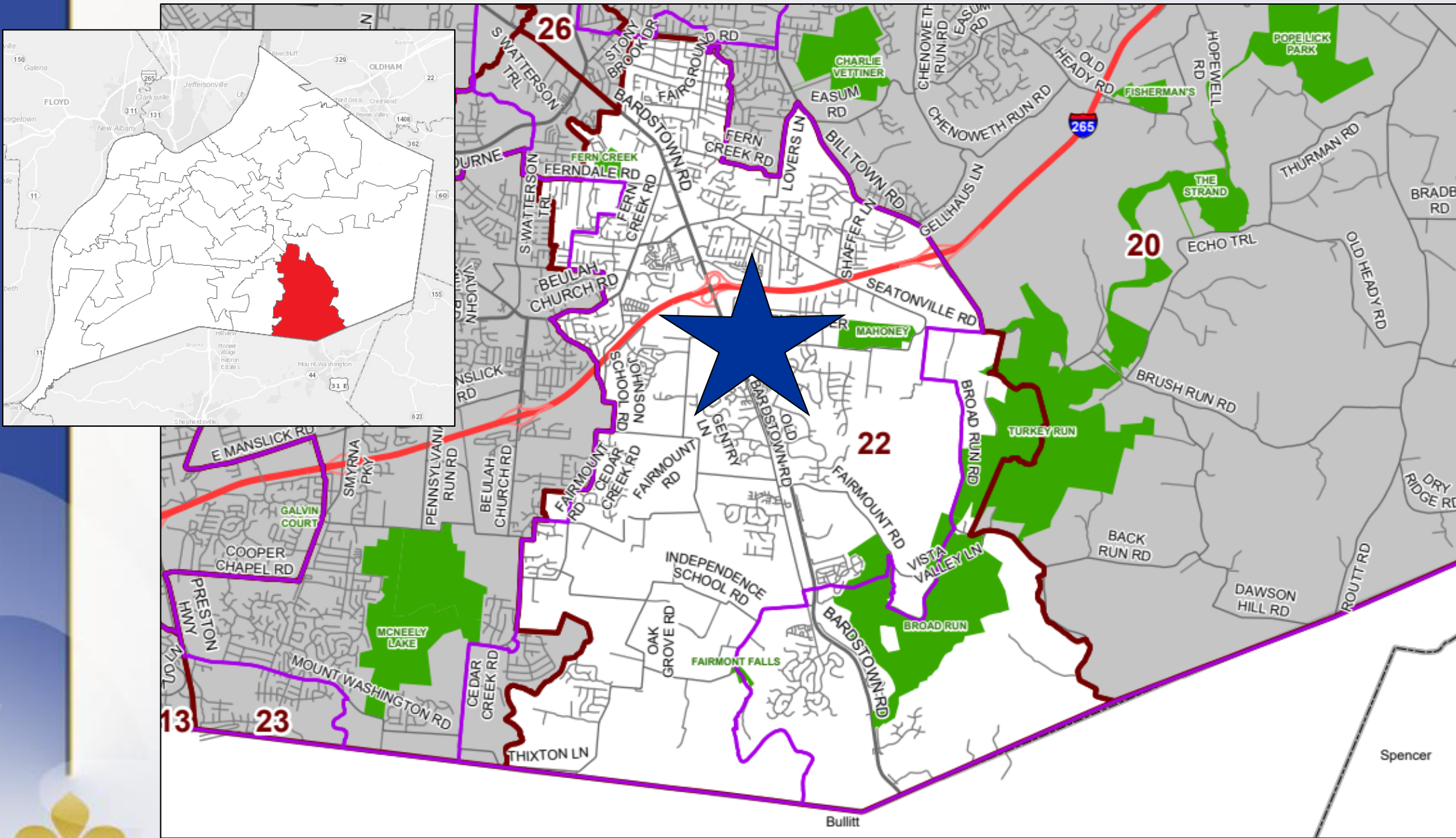


# 22-ZONE-0147

## 7 BREW – BARDSTOWN ROAD



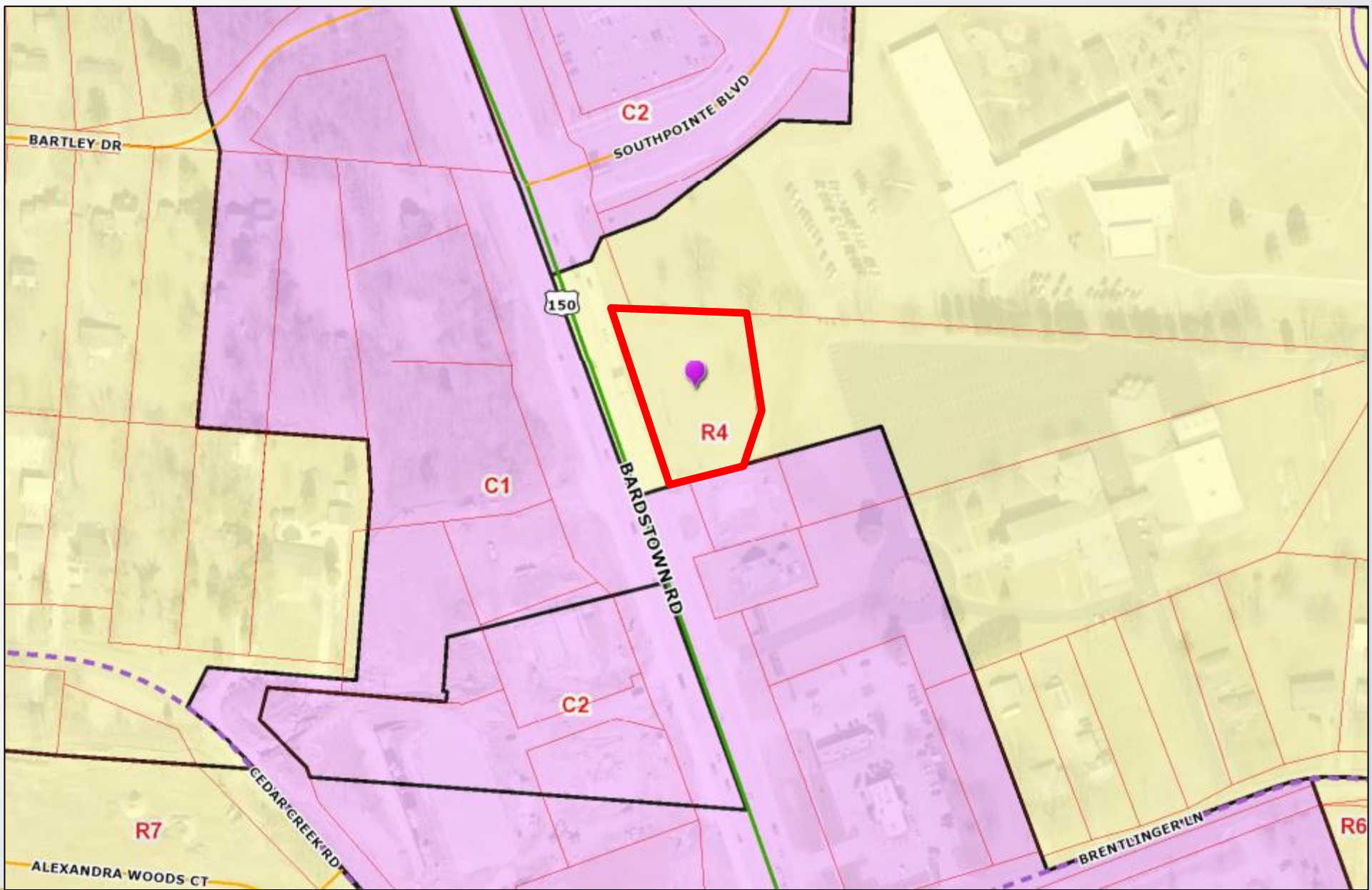
Planning & Zoning Committee  
April 18, 2023











Existing: R-4/N  
Proposed: C-1/N

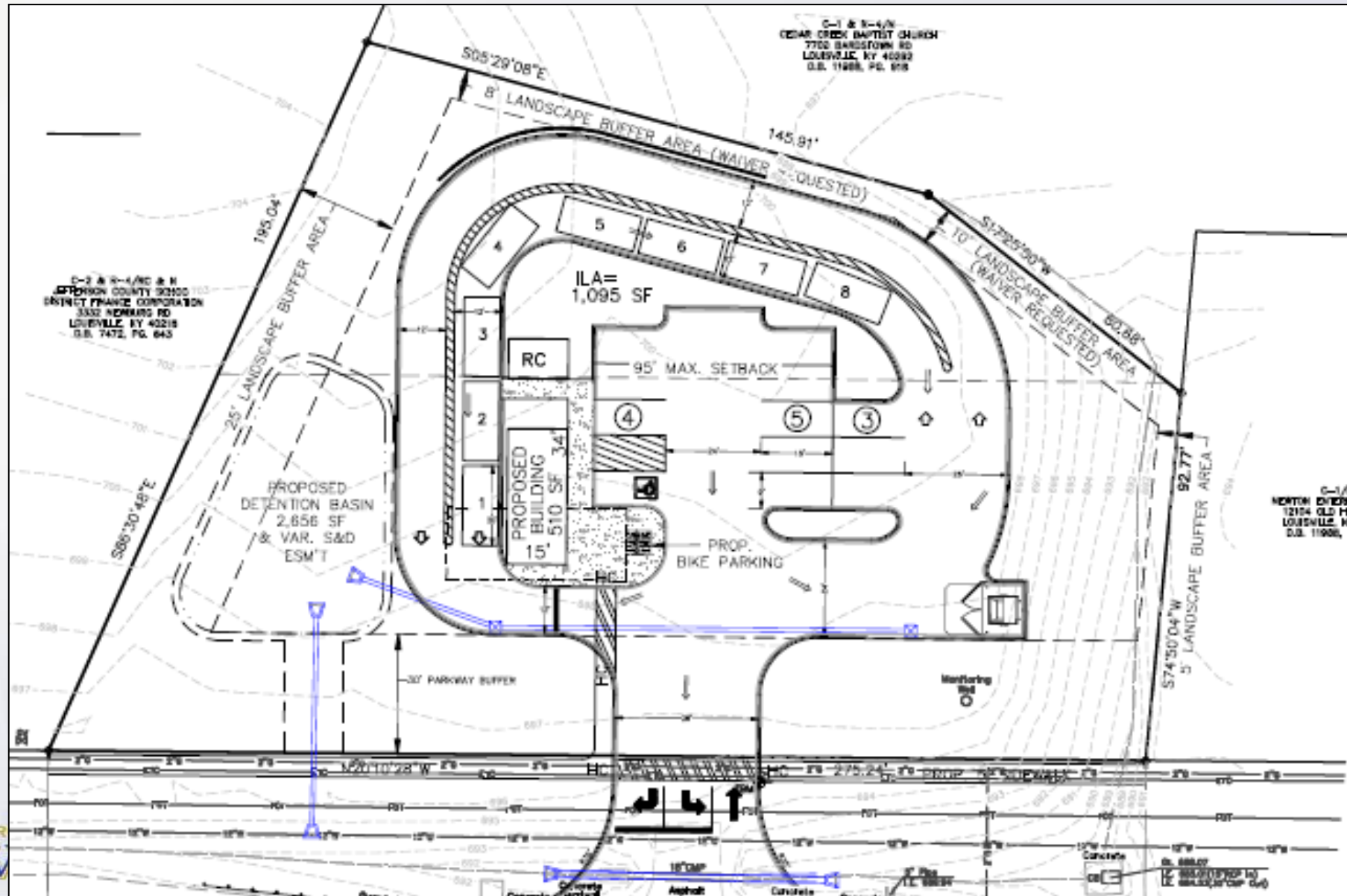
# Requests

- **Change in Zoning** from R-4 Single Family Residential to C-1 Commercial
- **Waivers:**
  - from 10.2.4.B.1 to permit encroachment into the required property perimeter LBA on the east property line (22-WAIVER-0194)
  - from 5.5.2.B.1.a to not provide required pedestrian and vehicular to adjacent non-residential sites (22-WAIVER-0195)
  - from 8.3.3.A.1 to permit more than three signs on one façade of a non-residential building (23-WAIVER-0006)
- **Parking Waiver** to exceed maximum allowed parking (22-PARKWAIVER-0008)
- **Detailed District Development Plan with Binding Elements**

# Case Summary

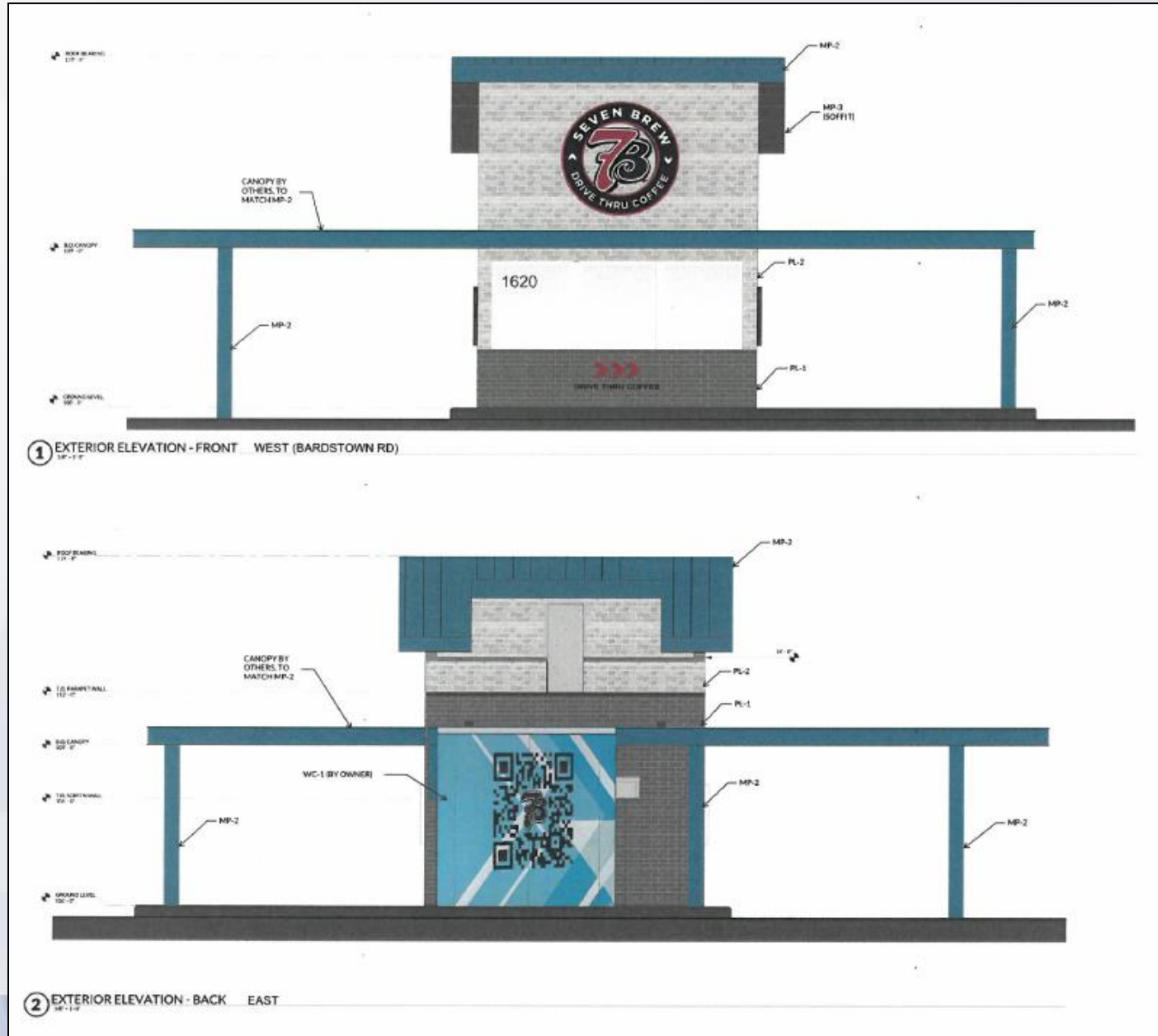
- Site undeveloped
- Proposed 510-sf coffee shop with drive-through and walk-up window - no indoor dining
- Bardstown Road
- Southeast Metro Regional Center Planning Study area
- No existing tree canopy apparent on the site

# Applicant's Development Plan





# Applicant's Rendering





# Applicant's Rendering



# Site Photos-Subject Property



Louisville



# Public Meetings

- Neighborhood Meeting on 9/20/2022
- LD&T meeting on 2/23/2023
- Planning Commission public hearing on 3/16/2023
  - No one spoke in opposition.
  - Motion to approve the change in zoning from R-4 to C-1 passed by a vote of 7-0.