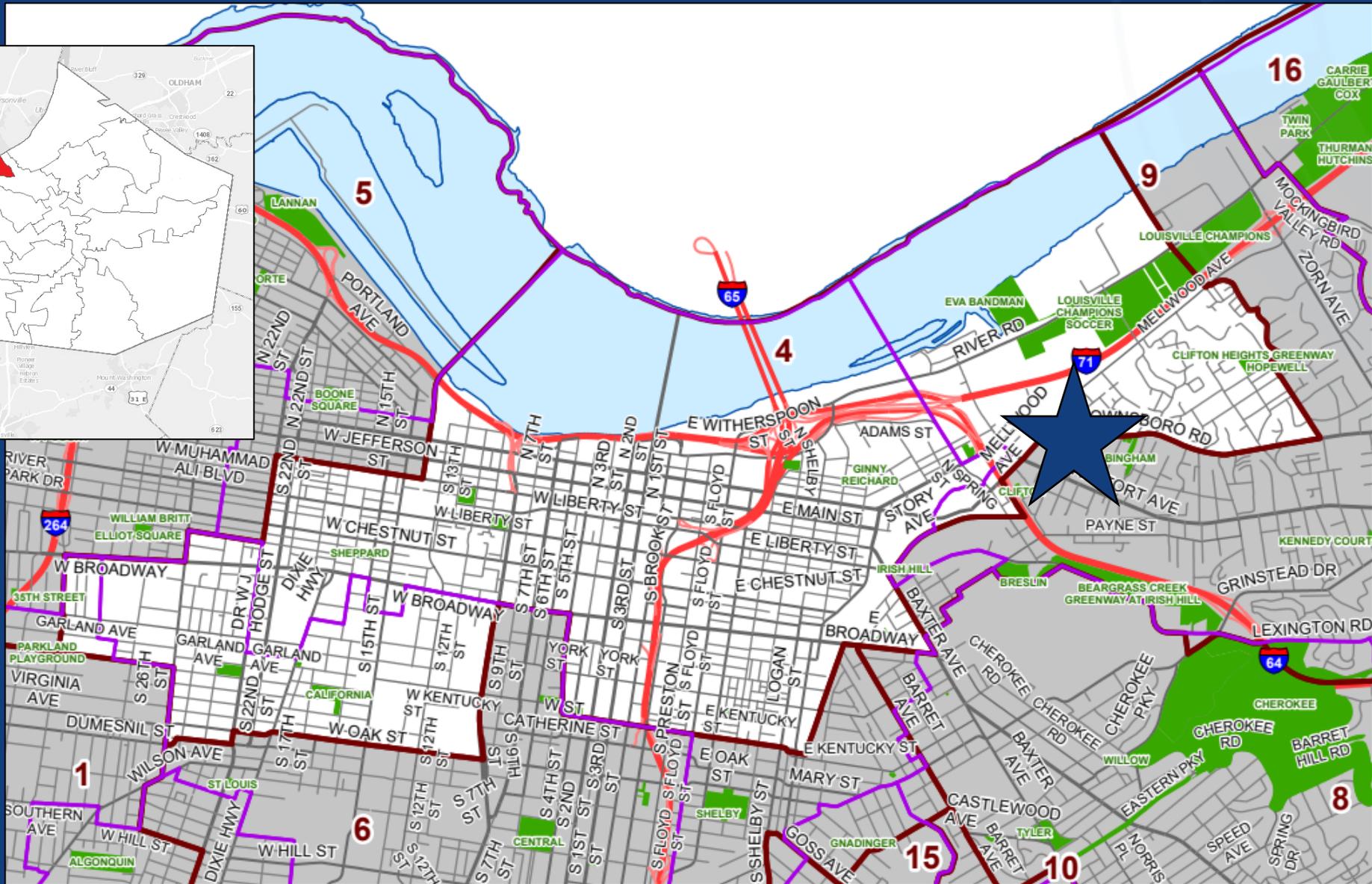
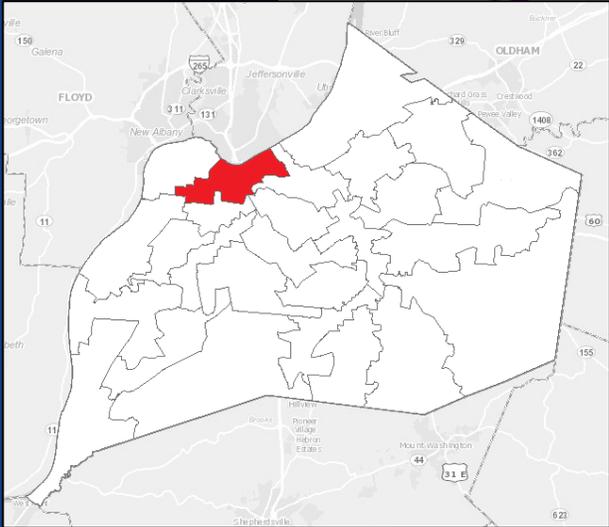


23-ZONE-0002

Mellwood Tavern

Planning & Zoning Committee
July 18, 2023





1801 Brownsboro Road
District 4 – Jecorey Arthur

23-ZONE-0002

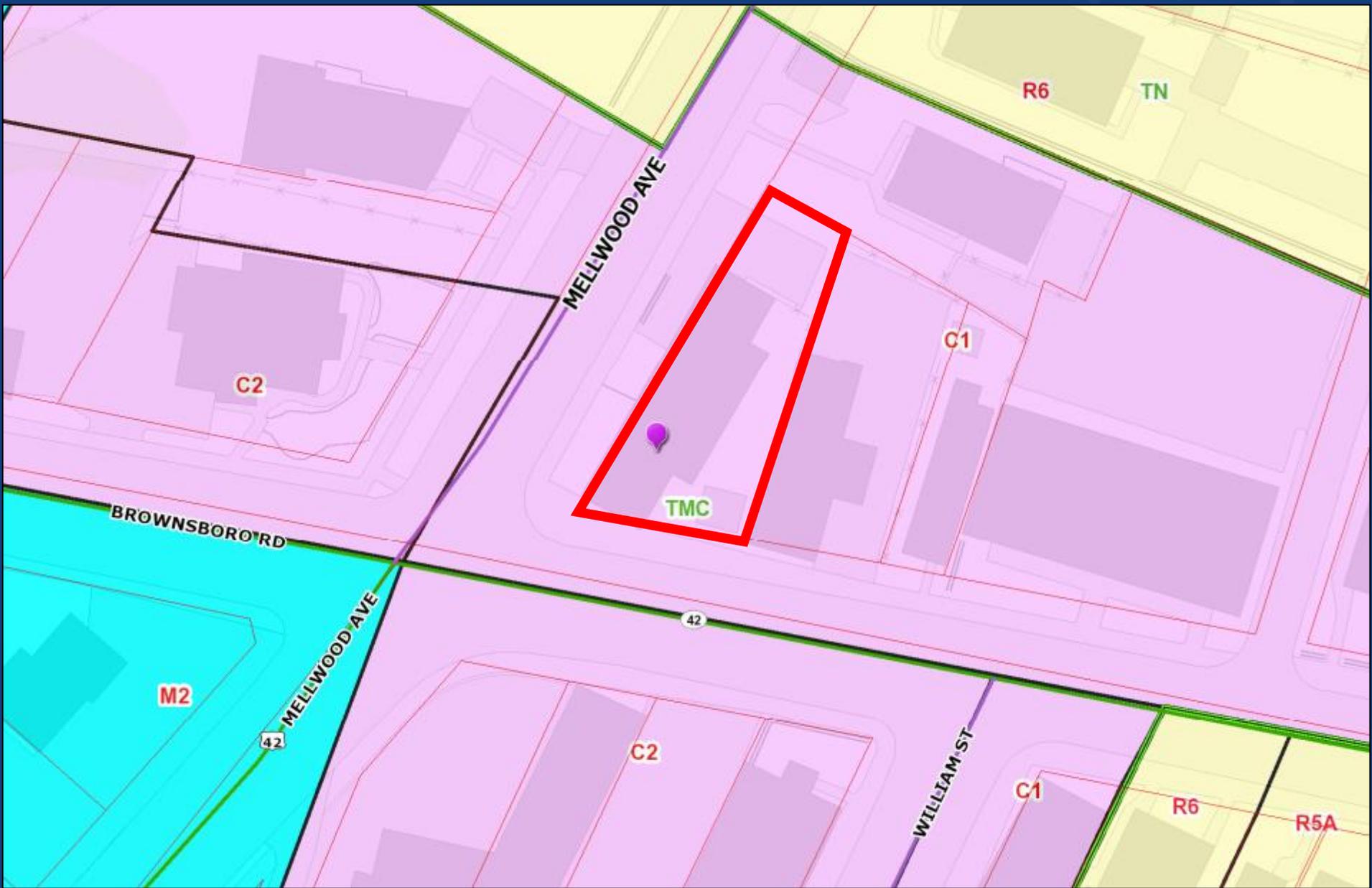




Existing: Commercial
Proposed: Commercial

23-ZONE-0002





Existing: C-1/TMC
Proposed: C-2/TMC

23-ZONE-0002



REQUESTS

- Change in zoning from C-1 to C-2
- Detailed District Development plan with binding elements



CASE SUMMARY

- Renovation and expansion of existing tavern.
- Tavern is nonconforming in C-1.
- At the intersection of Mellwood Ave and Brownsboro Rd
- No new vehicular access



MELLWOOD TAVERN
 1801 BROWNSBORO RD
 LOUISVILLE, KY 40206

ZONING CHANGE
 23-ZONE-0002
 REVISED APRIL 18, 2023

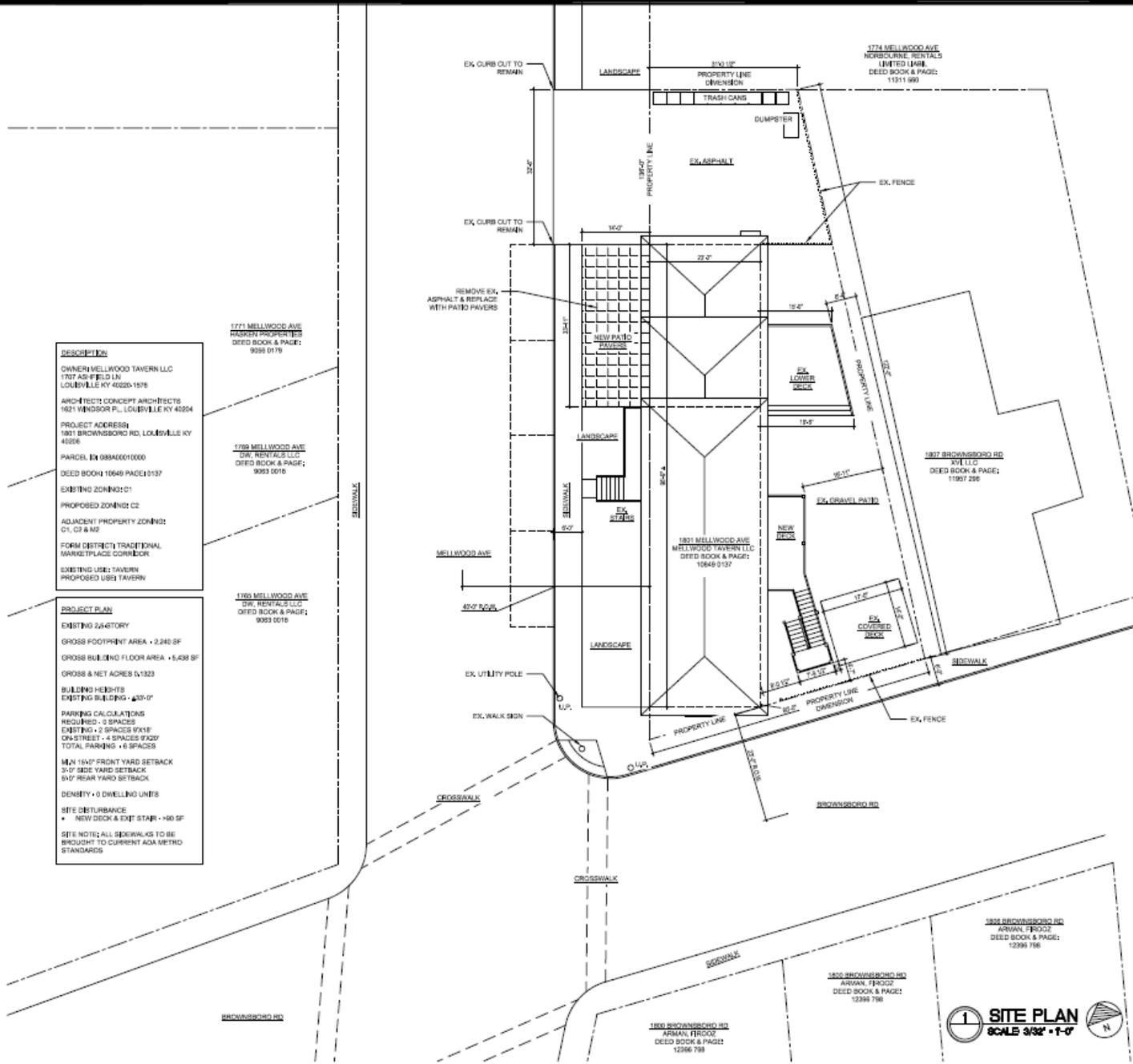
PREPARED FOR:
 PATRICK GREGORY

PREPARED BY:
 ARCHITECT
 CONCEPT ARCHITECTS LLC
 502-494-6221



DESCRIPTION
 OWNER: MELLWOOD TAVERN LLC
 1707 ASHFIELD LN
 LOUISVILLE, KY 40228
 ARCHITECT: CONCEPT ARCHITECTS
 1821 WINDSOR PL., LOUISVILLE, KY 40224
 PROJECT ADDRESS:
 1801 BROWNSBORO RD, LOUISVILLE, KY
 40206
 PARCEL ID: 08840010000
 DEED BOOK & PAGE: 10649 PAGE 0137
 EXISTING ZONING: C1
 PROPOSED ZONING: C2
 ADJACENT PROPERTY ZONING:
 C1, C2 & M2
 FORM DISTRICT: TRADITIONAL
 MARKETPLACE CORRIDOR
 EXISTING USE: TAVERN
 PROPOSED USE: TAVERN

PROJECT PLAN
 EXISTING 2-4 STORY
 GROSS FOOTPRINT AREA + 2,240 SF
 GROSS BUILDING FLOOR AREA + 5,438 SF
 GROSS & NET ACRES 0.1323
 BUILDING HEIGHTS
 EXISTING BUILDING + 40'-0"
 PARKING CALCULATIONS
 REQUIRED - 0 SPACES
 EXISTING - 2 SPACES 9'x18'
 ON STREET - 4 SPACES 9'x20'
 TOTAL PARKING + 6 SPACES
 MIN 15'-0" FRONT YARD SETBACK
 3'-0" SIDE YARD SETBACK
 3'-0" REAR YARD SETBACK
 DENSITY - 0 DWELLING UNITS
 SITE DISTURBANCE
 + NEW DECK & ENT. STAIR + 90 SF
 SEE NOTE: ALL SIDEWALKS TO BE
 BRIDGEMAT TO CURRENT ADA METRIC
 STANDARDS



23-ZONE-0002

SITE PHOTOS – SUBJECT PROPERTY



23-ZONE-0002

SITE PHOTOS – SUBJECT PROPERTY



23-ZONE-0002

ADJACENT SITE



23-ZONE-0002

ADJACENT SITE



23-ZONE-0002

ADJACENT SITE



23-ZONE-0002

PUBLIC MEETINGS

- Neighborhood Meeting on December 5, 2022
- LD&T Meeting on April 27, 2023
- Planning Commission Public Hearing on May 25, 2023
 - Motion to recommend approval of the change in zoning from C-1 to C-2 passed by a vote of 9-0.

