

Land Development and Transportation Committee Staff Report

May 8, 2014



Case No:	14DEVPLAN1039
Project Name:	Tim Faulkner Gallery
Location:	1512 Portland Avenue
Owner:	1512 Portland Avenue, LLC
Applicant:	Gregg Rochman
Representative:	Gregg Rochman, Shine Contracting
Project Area/Size:	1.51 acres
Existing Zoning District:	EZ-1, Enterprise Zone
Existing Form District:	TW, Traditional Workplace
Jurisdictions:	Louisville Metro
Council Districts:	5 – Cheri Bryant Hamilton
Case Manager:	Matthew R. Doyle, Planner I

REQUEST

- Category 3 Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The subject site is located in the northeastern portion of the Portland Neighborhood, just west of N. 15th Street with frontage on Lytle Street and Portland Avenue.

The applicant is proposing to reuse and renovate the existing buildings on site. There will be a mix of uses including an art gallery, as well as performance, assembly, business, and residential space.

Generally, a proposal such as this would not require review and approval by the Planning Commission; however, any construction in the Portland Neighborhood – whether it is a new structure, expansion of an existing structure, or an interior alteration of an existing structure – that results in an increase in the number of dwelling units is required to go through a Category 3 Review process as set forth in the Land Development Code (LDC) per Louisville Metro Ordinance No. 8-2004, approved 2-9-2004, and amended thereafter. In this case, the interior alterations would result in an increase of two dwelling units, where none existed previously.

The proposal met the criteria for two of the off-street parking reductions in 9.1.3.F of the LDC:

1. A ten (10) percent reduction in the minimum required number of spaces shall apply to any development within 200 feet of a designated transit route; and
2. A twenty (20) percent reduction in the minimum number of parking spaces required shall apply to any development that meets two of the design criteria listed under Site Design Criteria in Appendix 5A of the LDC.

Without applying the off-street parking reductions, the proposal would have needed a parking waiver.

The applicant has presented the current proposal to the Portland Now Category Three Committee who reviewed and approved of the project. The notification of support from the Chairman, Gary Watrous, was provided by the applicant and is in the case file.

The proposed plan meets or exceeds the applicable regulations of the LDC.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Light industrial manufacturing	EZ-1	TW
Proposed	Mixed use	EZ-1	TW
Surrounding Properties			
North	Industrial	EZ-1	TW
South	Industrial	EZ-1	TW
East	Dismas Charities, Inc.	M-3	TW
West	Recycling center	EZ-1	TW

PREVIOUS CASES ON SITE

N/A

INTERESTED PARTY COMMENTS

The applicant has presented the current proposal to the Portland Now Category Three Committee who reviewed and approved of the project.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

TECHNICAL REVIEW

The development plan is in order and has received preliminary approvals from Transportation Plan Review and the Metropolitan Sewer District.

STAFF CONCLUSIONS

- The applicant requests approval of a Category 3 Development Plan located in the Portland Neighborhood.
- The proposal meets or exceeds the applicable regulations of the LDC.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the Category 3 Development Plan.

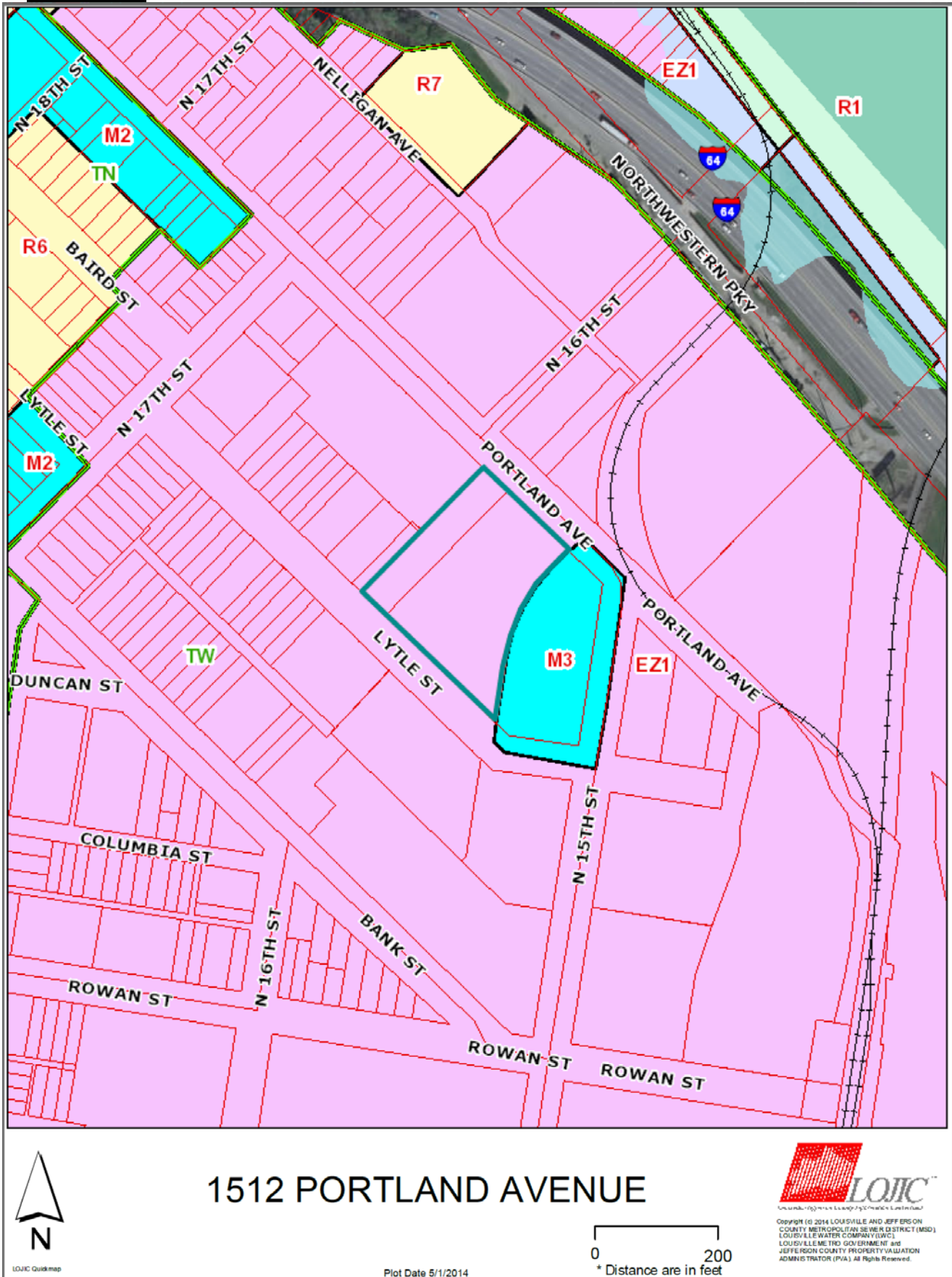
NOTIFICATION

Date	Purpose of Notice	Recipients
4/24/14	Meeting before LDT	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



1512 PORTLAND AVENUE



LOJIC Quickmap

Plot Date 5/1/2014

0 200
* Distance are in feet



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2. Aerial Photograph

