

Development Review Committee

Staff Report

August 4th, 2021



Case No:	21-CAT3-0009
Project Name:	Portland Stroll
Location:	2510 – 2518 Portland Avenue
Owner(s):	Stroll District, LLC
Applicant:	Jeff Rawlins – Architectural Artisans, INC.
Jurisdiction:	Louisville Metro
Council District:	5 – Donna Purvis
Case Manager:	Molly Clark, Planer I

REQUEST(S)

- **Category 3 Development Plan**
- **Waiver** from 10.2.4 to reduce the required landscape buffer area from 15 feet to 10 feet, (21-WAIVER-0089).

CASE SUMMARY/BACKGROUND

The applicant is proposing two structures with commercial on the first floor and residential units on the second floor. Each structure will be 2,244 SF and 2,670 SF. The proposed plan will have 7 residential units total. The site is zoned C-1 in the Traditional Neighborhood Form District and is currently vacant.

STAFF FINDING

Staff finds that the development plan is in order and the waiver is adequately justified and meets the standard of review.

TECHNICAL REVIEW

Public Works and MSD have provided preliminary approval. There are no outstanding technical issues associated with this review.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of section 10.2.4. to reduce the required 15 FT LBA to 10 FT:

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since the applicant is still providing a 10 foot landscape buffer area and not completely eliminating the buffer area. The applicant is still providing all the required plantings.

- (b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: Community Form Goal 1, Policy 4 calls for the proposal to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects. Community Form Goal 1, Policy **6 calls to discourage** non-residential expansion into existing residential areas unless applicant can demonstrate that any adverse impact on residential uses will be mitigated. Evaluation of impacts may include, but not be limited to, displacement of residents, loss of affordable housing units, traffic, parking, signs, lighting, noise, odor, and stormwater. Appropriate transitions from non-residential to residential uses should depend on the pattern of development of the Form District and may include natural vegetative buffers, landscaping or the use of higher density residential between lower density residential and/or non-residential. Community Form Goal 1, Policy **9 calls to ensure** an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements. Community Form Goal 1, Policy 20 calls to mitigate adverse visual intrusions when there are impacts to residential areas, roadway corridors, and public spaces. Economic Development goal 2 policy 3 calls to Encourage design elements that address the urban heat island effect and energy efficiency, such as the planting and preservation of trees, cool roofs and green infrastructure, for new development. Livability Goal 1 Goal 5 calls to encourage development that recognizes and incorporates the unique characteristics of identified general landscape types and native plant communities (e.g., upland hardwood forest) throughout Louisville Metro. The applicant will still be providing all the required plantings in the proposed 10 FT LBA.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the applicant will be providing all the required plantings within the smaller buffer being provided and will still be properly screened from the adjacent property.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land since the applicant is able to provide all the required plantings.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Category 3 Development Plan**
- **APPROVE** or **DENY** the **Waiver (21-WAIVER-0089)**

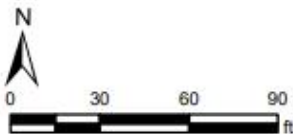
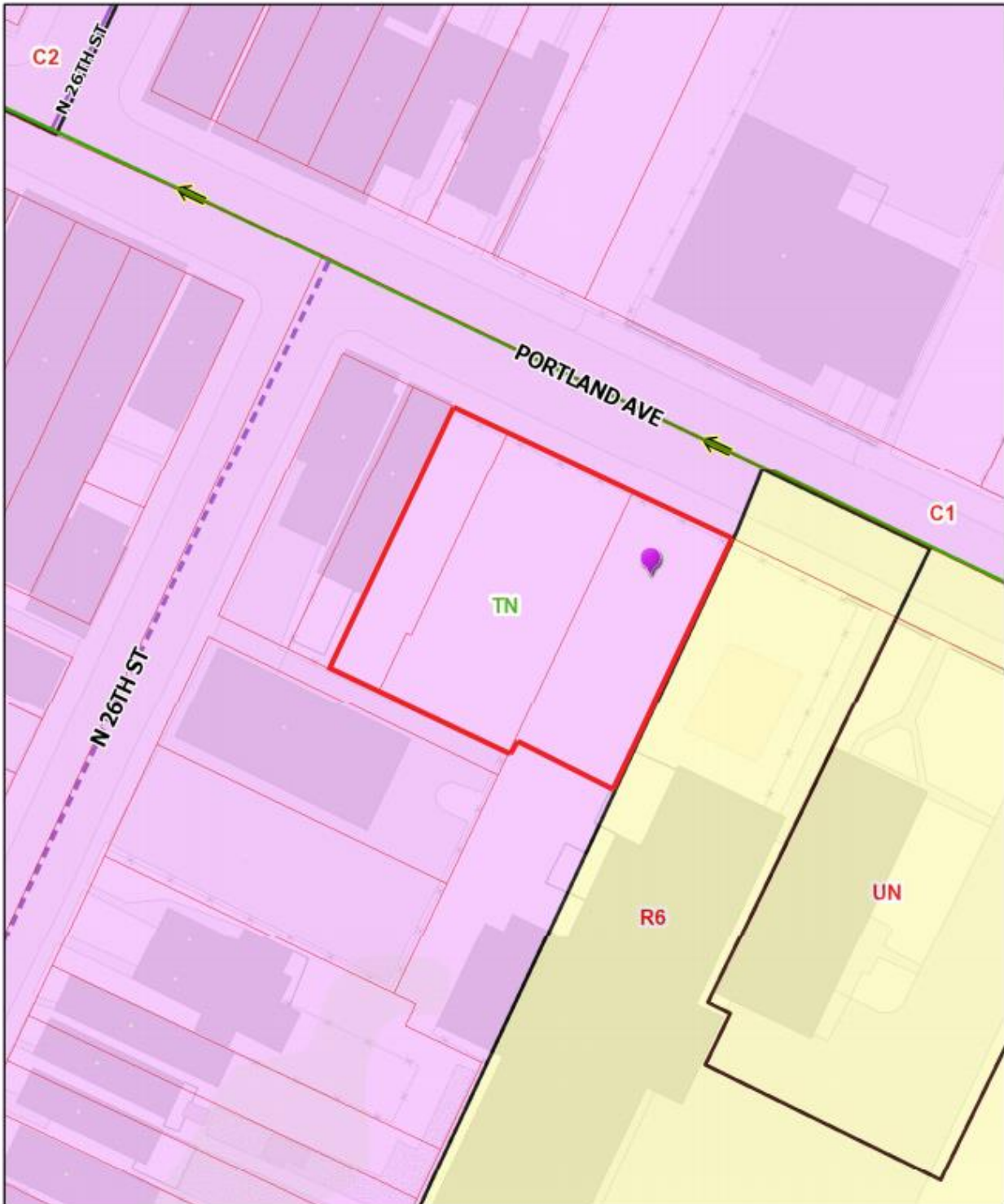
NOTIFICATION

Date	Purpose of Notice	Recipients
7/22/2021	Hearing before DRC	1 st adjoining property owners Registered Neighborhood Groups in Council District 5.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



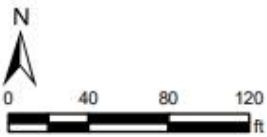
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2. Aerial Photograph



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