

Development Review Committee

Staff Report

April 5, 2017



Case No:	17DEVPLAN1021
Request:	Category 3 Review of a plant expansion
Project Name:	Plant expansion with a sidewalk waiver
Location:	1844 Northwestern Parkway
Zoning:	EZ-1
Form District:	Traditional Neighborhood
Area:	.81800 acres
Owner:	Damian Pataluna – Pataluna Properties LLC.
Applicant:	Damian Pataluna – Pataluna Properties LLC.
Representative:	Damian Pataluna – Pataluna Properties LLC.
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Ross Allen, Planner I

REQUEST

- Approval of a Category 3 review for a proposed 1,131 sf. expansion onto an existing 10,335 sf. Building, with a proposed height of 20 feet located at 1844 Northwestern Parkway in the Portland Neighborhood, per Louisville Metro Code 153.04.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing to construct a 1,131 sf addition/expansion onto the existing 10,335 sf building, towards the rear of the structure facing Nelligan Avenue. The addition/expansion will extend the existing structure 15 feet further to the rear and match the existing building width, 78 feet. The addition/expansion will match the exterior of the existing structure, metal siding, and the existing 15 foot by 25 foot overhead door will be moved to the rear as well. The proposed addition is in the rear of the property abutting four single family residential properties located at the following addresses: 1832, 1838, 1850 Northwestern Parkway, and 1849 Nelligan Ave. The addition will allow the applicant additional storage space/floor space for the structural insulated paneling business operated on the site.

The subject site is surrounded by EZ-1 zoned parcels within a Traditional Neighborhood form district with varying land uses ranging from residential single family dwellings to industrial uses. The site has double frontage with the front of the existing structure facing Northwestern Parkway and the rear of the building facing Nelligan Ave. resulting in a sidewalk waiver to be requested along Nelligan Ave. Many of the structures immediately adjacent to the subject site are as follows: 1831 is vacant (east), 1833 is vacant (east), and 1851 (west) Nelligan Ave. is vacant and all are owned by the Pataluna Properties LLC, the subject site owner. The following addresses that are adjacent but not owned by Pataluna Properties LLC are as follows: 1832 (owner deceased, east), 1838 (surrounded on the east and west by Pataluna Properties LLC), and 1850 (west) Northwestern Parkway. The last property, 1849 Nelligan Ave., is found to the west.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Industrial (manufacturing)	EZ-1	Traditional Neighborhood
Proposed	Industrial (manufacturing)	EZ-1	Traditional Neighborhood
Surrounding Properties			
North	Residential Single Family/Industrial/Vacant	EZ-1	Traditional Neighborhood
South	Industry/Right of Way(Nelligan Ave. and Interstate 64)	EZ-1	Traditional Neighborhood
East	Residential Single Family/Industrial	EZ-1	Traditional Neighborhood
West	Residential Single Family/Industrial/Vacant	EZ-1	Traditional Neighborhood

PREVIOUS CASES ON SITE

- None

INTERESTED PARTY COMMENTS

No comments were received from concerned citizens.

APPLICABLE PLANS AND POLICIES

Land Development Code (Jan. 2017)

TECHNICAL REVIEW

- Sidewalks are not found immediately to the southeast or northwest of the subject site. A sidewalk stub is currently found along the northern edge of Nelligan Ave. approximately 117 feet southeast of the subject site as Nelligan Ave. merges into North 18th Street. Sidewalks may be found along North 19th Street approximately 137 feet northwest of the subject site. The applicant is requesting that a sidewalk waiver be granted for a portion of the subject property for approximately 110 feet along the property frontage, excluding the ingress/egress of 36 feet, while willing to provide a sidewalk along two 30 foot (60 ft. total) wide property frontages, along Nelligan Ave. that the applicant owns 1833 Nelligan Ave. and 1831 Nelligan Ave. as shown on the development plan. Per an e-mail from Tammy Markert, please see attachment, Nelligan Ave. was determined by Metro Public Works to be an alley. The determination of an alley was based upon the Right of Way width thus not requiring sidewalks. Metro Public Works also determined that on street parking was permissible along Nelligan Ave. based upon the pavement width, 19.5 feet.

STAFF CONCLUSIONS

Approve/Deny Category 3 review for a proposed 1,131 sf. expansion onto an existing 10,335 sf. Building, with a proposed height of 20 feet located at 1844 Northwestern Parkway in the Portland Neighborhood, per Louisville Metro Code 153.04.

NOTIFICATION

Date	Purpose of Notice	Recipients
April 5, 2017	Hearing before BOZA	1 st tier adjoining property owners Subscribers of Council District 5 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

