

Development Review Committee

Staff Report

April 19, 2017



Case No:	17MINORPLAT1015
Request:	Category 3 review of a minor subdivision located in the Portland (Shawnee) Neighborhood.
Project Name:	Portland Ave. Church
Location:	2500 Portland Avenue
Zoning:	UN
Form District:	Traditional Neighborhood
Owner:	M. Jodell Seay – Portland Christian School Systems
Applicant:	M. Jodell Seay – Portland Christian School Systems
Representative:	Nathan Grimes PLS, PE – Renaissance Design Build, Inc.
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Ross Allen – Planner I

REQUEST

- Category 3 approval, per Louisville Metro Code 153.04, for creation of two lots, Lot 1 and Lot 4 for the Portland Christian School Systems located at 2500 Portland Ave.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing to create 2 lots from one as located at 2500 Portland Avenue. The newly created Lot 4 would be created from a portion of Lot 1. Lot 4 is a 57.42' wide (frontage) by 120' long (depth) along Portland Avenue and having 6,949 square feet or .16 acres. Previously, Case No. MP-15948-11 created 3 lots from 18 lots and had a waiver for the creation of a substandard lot, lot 3, which was approved on August 9, 2012 by the Land Development and Transportation Committee. Lot 4 is bounded on the east and west by vacant lots, both owned by the Portland Christian School System, on the north by three C-1 zoned lots, two of the lots are vacant the third lot is the Salvation Army (old Portland Boys and Girls Club), on the south is a 10 foot alley (Right of Way).

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

Lot 4	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant/Public and Semi-Public	C-1	Traditional Neighborhood
Proposed	Vacant/Public and Semi-Public	C-1	Traditional Neighborhood
Surrounding Properties			
North	Multi-family/Public and Semi-Public	C-1	Traditional Neighborhood
South	10 foot Alley Right of Way/Commercial	C-1	Traditional Neighborhood
East	Public and Semi-Public	C-1	Traditional Neighborhood
West	Public and Semi-Public	C-1	Traditional Neighborhood

PREVIOUS CASES ON SITE

- 8985: A street closure of a 30' wide by 130' long unimproved section of Lytle Street bounded by Portland Ave., North 26th St., Bank St., and North 24th St. containing .09 acres. Approved by the Metro Planning Commission on Dec. 20, 2017. Metro Ordinance 58, Series 2008.
- 12206: A minor plat to consolidate 18 lots into 3 lots, expired as of 9/2/2009 due to 6 months of inactivity.
- 15948: A minor plat waiver to allow the creation of a lot less than 4,500 sf. in size zoned R-6 (multi-family residential) within a Traditional Neighborhood Form District. Creation of 3 lots from 18. Approved at LD&T on Aug. 9, 2012.
- 15AREA1004: Portland Area Wide Rezoning – Properties zoned R-6 and R-5A and having a small lot residential pattern were rezoned to UN (Urban Neighborhood), based upon the Portland Neighborhood Plan Land Use (LU-2) recommendation. The LU-2 recommendation states: “the rezoning to a UN district allows for future multi-family residential development on a case by case basis under the Planned Development Option only if the development is in accordance with the Portland Pattern Book to ensure compatibility.

INTERESTED PARTY COMMENTS

No comments were received from concerned citizens during early notification or public hearing notification 10 days leading to the scheduled public hearing date.

APPLICABLE PLANS AND POLICIES

Land Development Code

TECHNICAL REVIEW

None

STAFF CONCLUSIONS

The minor subdivision as located in the Portland (Shawnee) Neighborhood and reviewed as a minor subdivision per Louisville Metro Code 153.04 appears to be adequately justified and meets the standard of review. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal for the creation of two lots from one lot meets the standard of review for granting approval of minor subdivision.

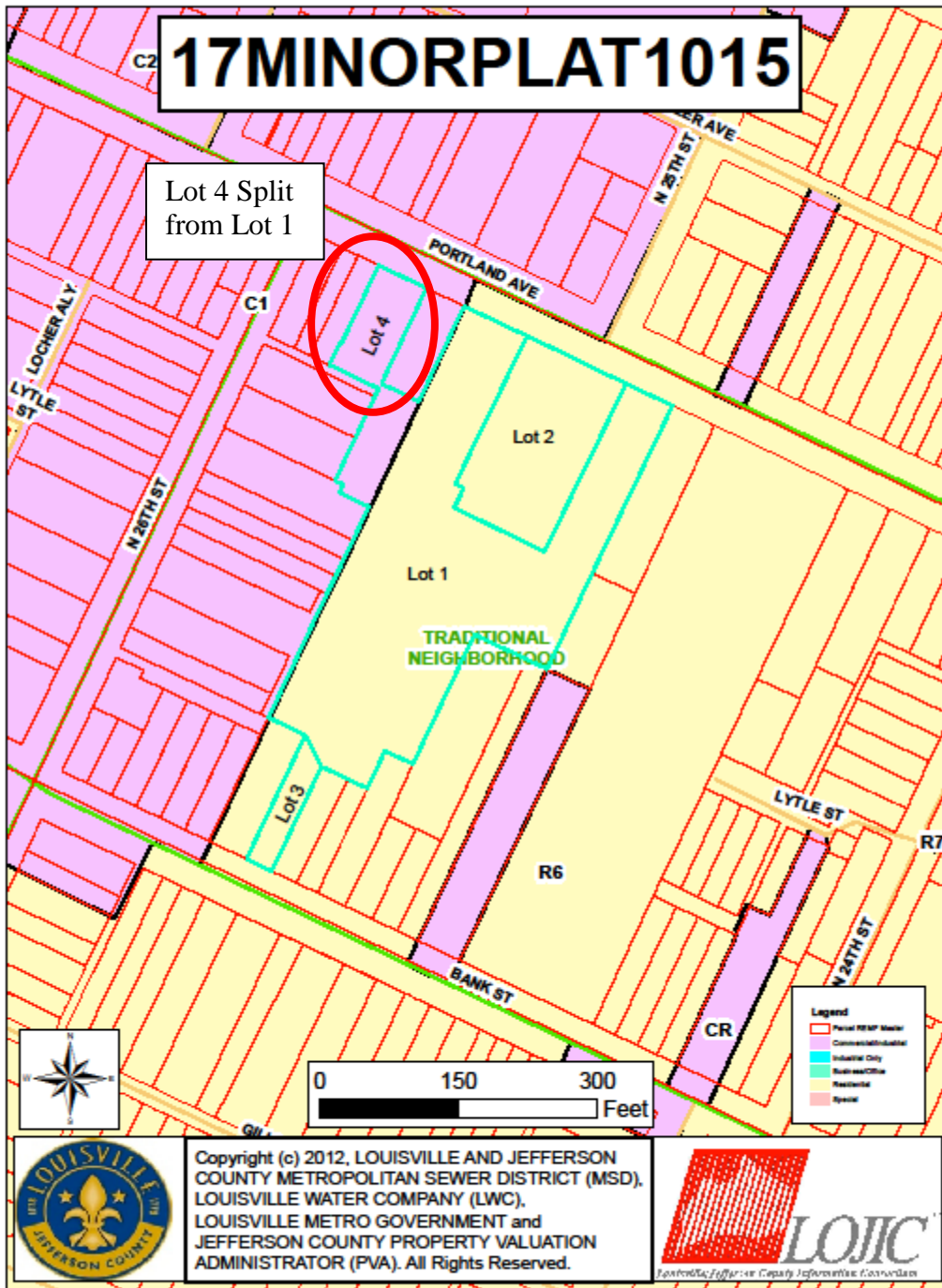
NOTIFICATION

Date	Purpose of Notice	Recipients
April 19, 2016	Hearing before DRC	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

