

Development Review Committee
Staff Report
July 29, 2020



Case No:	20-CAT3-0008
Project Name:	St. Catherine Multi-Family Residential
Location:	330 E. St Catherine Street
Owner(s):	Bill Frey, Opportunity Louisville I LLC
Applicant:	Chris Thompson, Crumbaugh
Jurisdiction:	Louisville Metro
Council District:	6 – David James
Case Manager:	Lacey Gabbard, AICP, Planner I

REQUESTS:

1. **Category 3 Development Plan**

CASE SUMMARY/BACKGROUND

The subject site is zoned OR-2 Office/Residential in the Traditional Neighborhood form district, with the westernmost parcel in the Interstate Right of Way. It is located in the Shelby Park neighborhood, on the south side of E St. Catherine Street, between the intersections of S Preston Street and S Floyd Street. The site is approximately 0.63 acres.

The subject site is currently six parcels (318-330 E St Catherine Street) that will be consolidated as shown on the plan. A previously existing structure on 328 E Saint Catherine has been demolished under wrecking permit BLD-WRE-19-00172. The applicant is proposing to construct a 20,835 square foot, three story multi-family residential building with 27 total dwelling units.

STAFF FINDINGS

The Category 3 Development Plan is in order and complies with all applicable Land Development Code requirements.

TECHNICAL REVIEW

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

INTERESTED PARTY COMMENTS

Staff received an email from a concerned neighbor, Teresa Schoggins, on July 13, 2020. The email is included with the case file. On July 15, 2020, Ms. Schoggins also forwarded a document listing her concerns regarding the project, which is also included with the case file.

REQUIRED ACTIONS:

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

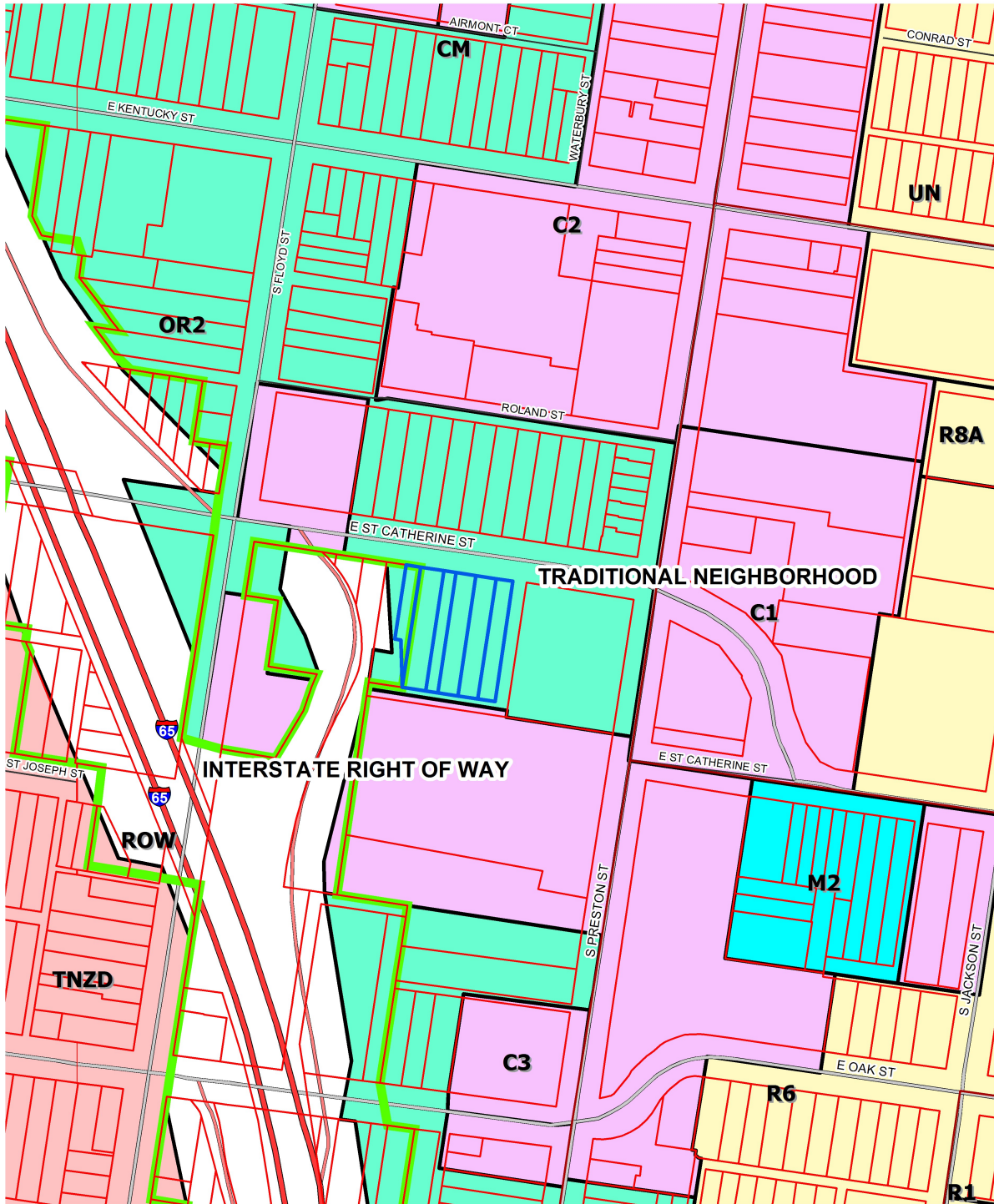
NOTIFICATION

Date	Purpose of Notice	Recipients
7-29-20	Hearing before DRC	1 st tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 6

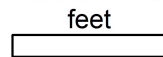
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



330 E ST CATHERINE STREET

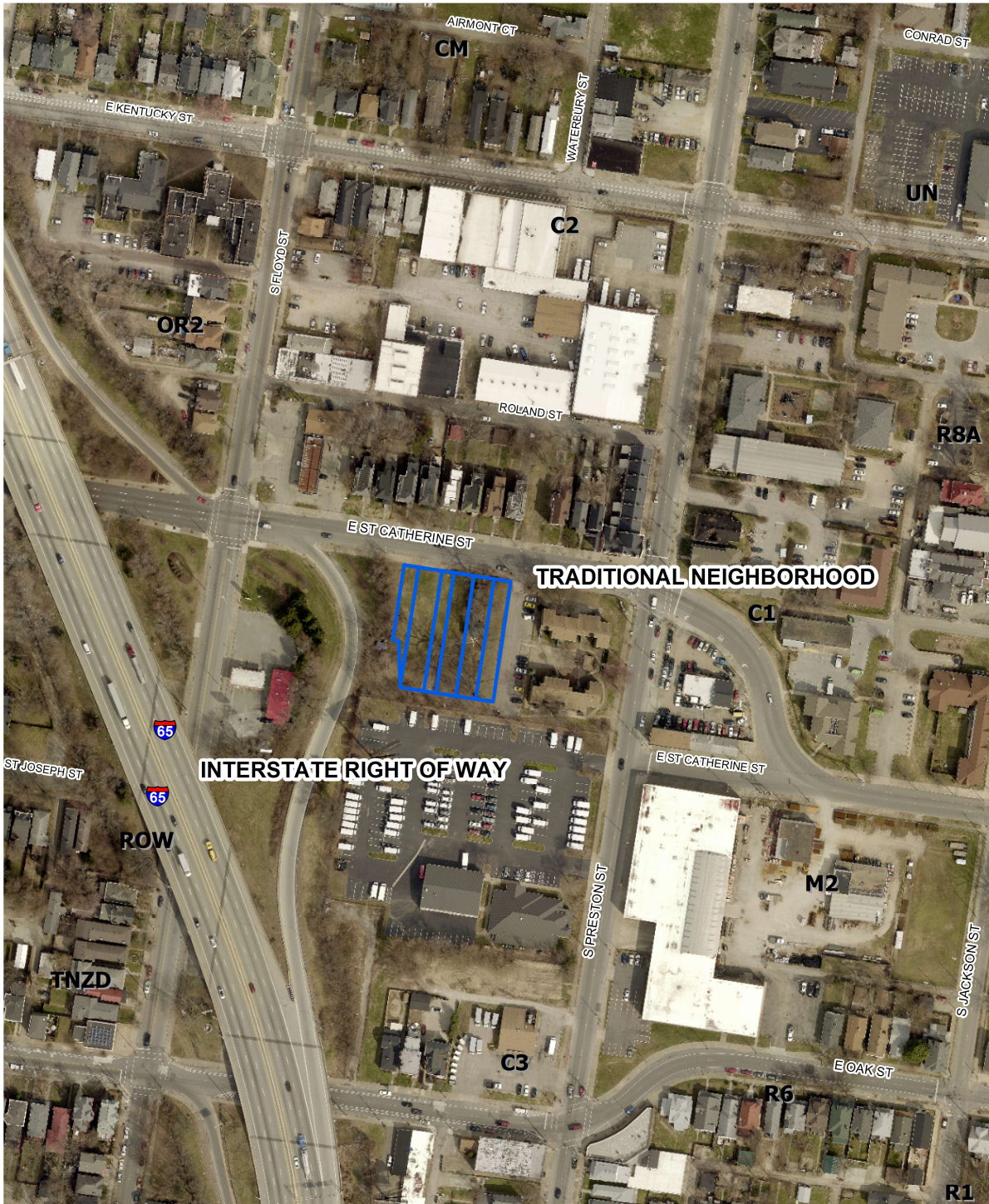


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Map Created: 5/15/2020

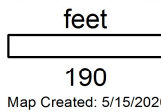


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2. Aerial Photograph



330 E ST CATHERINE STREET



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