

Planning Commission
Staff Report
January 20, 2021



Case No:	21-FBH-0007
Project Name:	4619 Cane Run Rd
Location:	4619 Cane Run Rd
Owner(s):	Matthew Moffit
Applicant:	Matthew Moffit
Jurisdiction:	Louisville Metro
Council District:	1 – Jessica Green
Case Manager:	Chris French, Planning & Design Supervisor

REQUEST(S)

- Approval of a factory built housing request that does not conform with one or more of the standards listed in sub-section 4.1.2.B of the Land Development Code.

CASE SUMMARY/BACKGROUND

The applicant proposes to place a factory-built home on 0.31 acres. The subject site is zoned R-4 in the Neighborhood Form District. The subject site qualifies as infill because more than 50% of the block face is built out.

The proposed house:



Section 4.1.2.B.5 of the Land Development Code requires that the minimum width of the first story shall be equal to the average of the two nearest residential buildings in the same block face. The two neighboring residential buildings are roughly 40ft wide. The applicant is requesting a width of 16 ft.

Section 4.1.2.B.6 of the Land Development Code requires that the roof pitch on a factory-built house shall be within the range of the roof pitches of the two nearest houses. The two nearest houses have roof pitches of 4:12 and 5:12. The applicant is requesting a roof pitch slope of 3:12.

All other requirements are met.

The Planning Commission may approve factory-built housing that does not conform with one of more of the standards listed in sub-section 4.1.2.B if the Commission finds that the proposed housing:

- Is compatible with existing housing located within a one-eighth mile radius;
- Complies with applicable standards of the form district in which it is located; and conforms to applicable provisions of the Comprehensive Plan.

STAFF FINDING

Staff finds the request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

None required.

INTERESTED PARTY COMMENTS

Staff has not received any formal comments.

STANDARD OF REVIEW AND STAFF ANALYSIS

- (a) The factory built home compatible with existing housing located within a one-eighth mile radius; and

STAFF: A one-eighth mile buffer was applied to the subject site. There are a variety of housing types, sizes, and roof pitches within this area, some of which are similar in aesthetic/material to the proposed house. A few examples are below.

4621 Cane Run Rd:



4618 Cane Run Rd:



3200 Margee Dr:



- (b) The factory built home complies with applicable standards of the form district in which it is located and conforms to applicable provisions in the Comprehensive Plan.

STAFF: Section 4.6 of Plan 2040 sets the goal to expand and ensure a diverse range of housing choices and ensure long-term affordability and livable options in all neighborhoods. Some objectives in the plan to meet these goals include flexible zoning/design regulations encourage diverse housing options, varieties of housing types and densities are promoted, infill development and adaptive re-use are promoted, redevelopment of vacant and underused properties for residential uses is encouraged, and housing types are integrated into the surrounding neighborhood through complementary design. The proposed home will not violate specific guidelines of Plan 2040 as the proposal will allow for the residential use of the site in a manner that is appropriate for the form district and surrounding area. The structure will not allow an unreasonable circumvention of the regulations or cause a hazard to the public. The structure complies with the Comprehensive Plan.

The Neighborhood Form District regulations state that the form district is intended to promote new development that is consistent with a neighborhood pattern and form of development including compatible infill development and inclusive housing opportunities. The structure will be located in such a way to meet setbacks and other requirements of the form district. No variances from the form district standards are required.

Additionally, this site is located within the boundaries of the 2016 Cane Run Road Neighborhood Revitalization Plan. The vision statement for this plan begins with “Cane Run Road Neighborhood will be a diverse and stable neighborhood that offers a mix of housing, transportation, and economic choices.” Goal #2 in the plan is “Maintain a desirable balance of diverse housing types and tenure that supports both affordable housing and market rate housing.”

REQUIRED ACTIONS

- **APPROVE** or **DENY** the Factory Built Housing application.

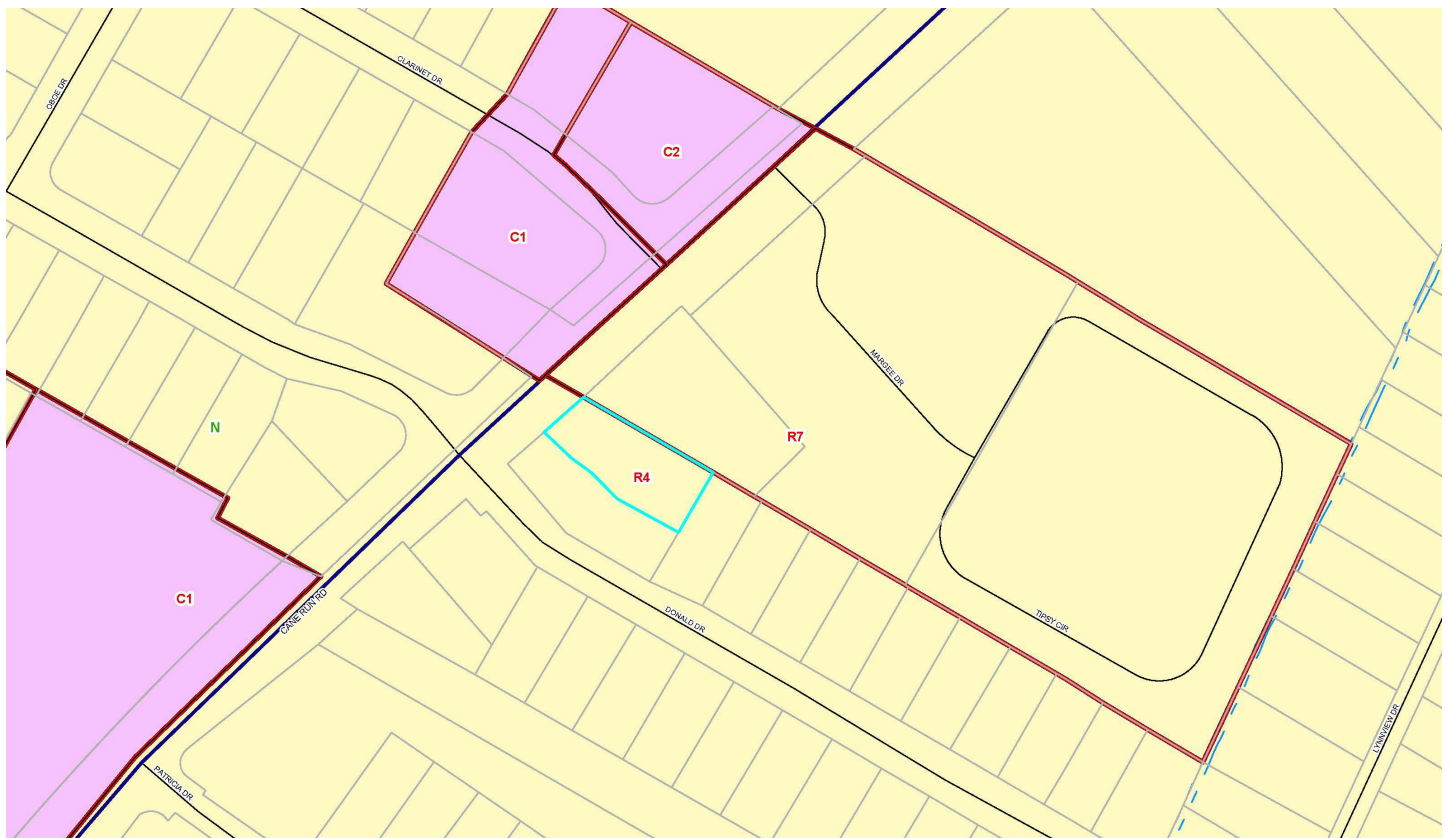
NOTIFICATION

- Business Session Item – None Required.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan

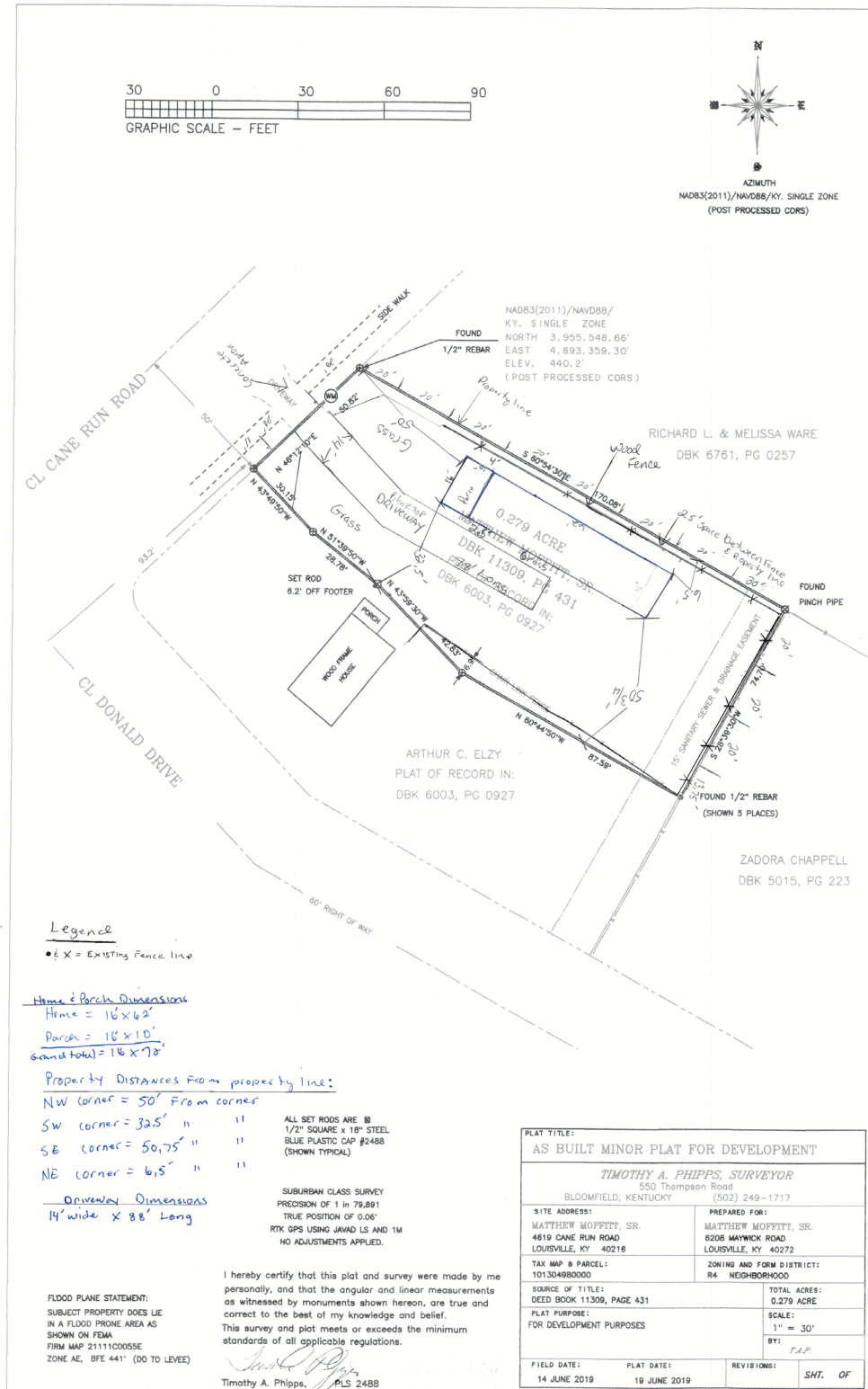
1. Zoning Map



2. Aerial Map



3. Site Plan



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