

Land Development & Transportation

Staff Report

August 8, 2019



Case No:	19-CAT3-0012
Project Name:	New Directions - Senior Housing
Location:	226 N. 17 th Street
Owner(s):	New Directions Housing Corporation
Applicant:	New Directions Housing Corporation
Representative(s):	New Directions Housing Corporation
Jurisdiction:	Louisville Metro
Council District:	5 – Donna Purvis
Case Manager:	Joel P. Dock, AICP, Planner II

REQUEST(S)

- **Category 3 Development Plan**

CASE SUMMARY

The proposed development plan provides 18 senior dwellings on a development site that currently provides 47 dwelling units within the historic structures on site. The proposed 3-story structure is located at the rear of the development site at the intersection of 18th Street and Duncan and Columbia Streets. Parking requirements for the expansion are met by the existing facilities and an abundance of on-street parking is readily available for residents and guests. An amenity area for residents will be provided and the site is located in a well-connected urban neighborhood having access to public transportation.

STAFF FINDING

The category 3 development plan meets or exceeds the requirements of the Land Development Code.

TECHNICAL REVIEW

- Preliminary plan approval has been received from MSD and Transportation Planning.
- The subject property is located on a site which contains an individual historic landmark – Theodore Roosevelt Elementary School. Historic preservation staff reviewed the plan and determined that the boundary of this individual landmark does not include rear portions of the site where the development has been proposed. Preservation staff did not review further.
- The proposal is in accordance with Chapter 153.04 of the Louisville-Jefferson County Metro Government Code of Ordinances which requires category 3 review and approval by the Planning Commission or designee for increases in the number of dwelling units and for subdivisions regardless of the number of lots. The development plan shows a proposed property line. The development plan may serve as the Category 3 review as required for subdivisions. No further review will be required at the time of subdivision if the subdivision is found to be in strict compliance with the LDC. A cross access and shared parking agreement will be required at time of subdivision as required by the LDC.

REQUIRED ACTIONS

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

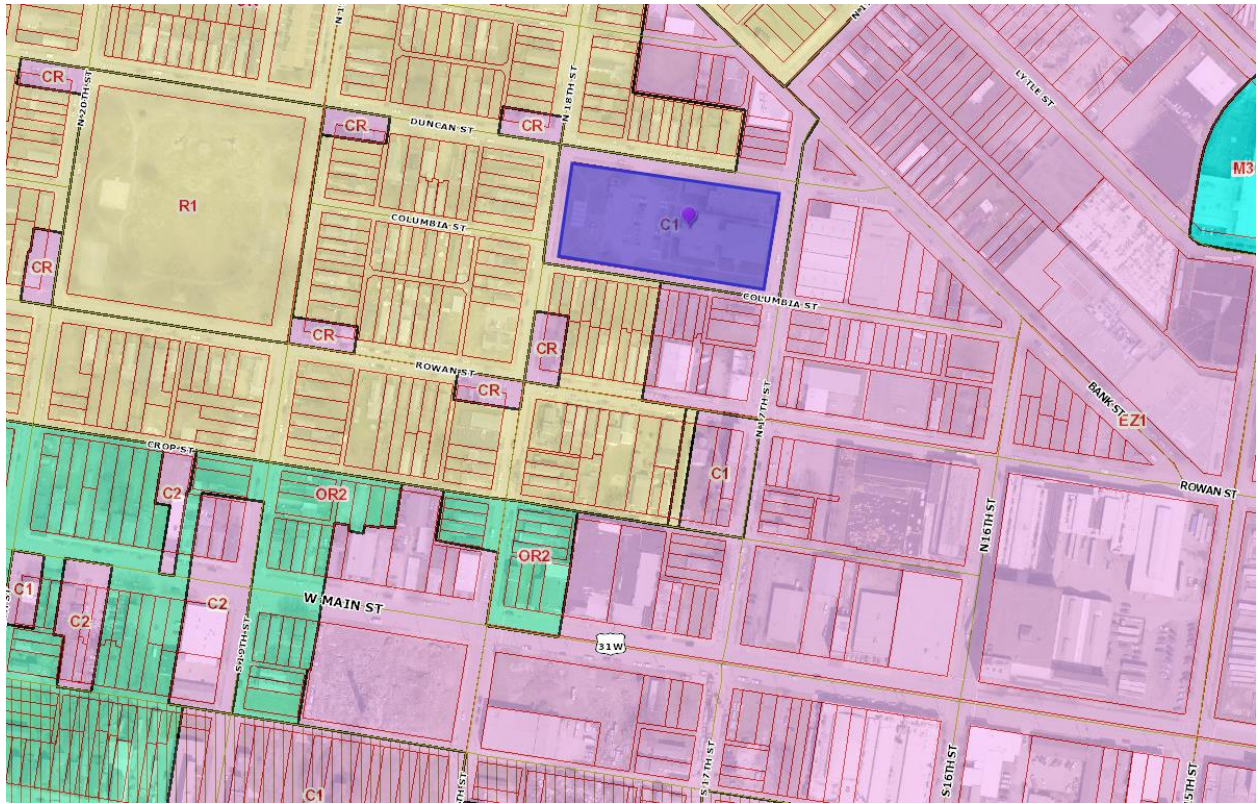
NOTIFICATION

Date	Purpose of Notice	Recipients
7/26/19	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 5

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

