

Development Review Committee Staff Report

June 15, 2016



Case No:	16DEVPLAN1066
Request:	Category 3 Plan
Project Name:	Healthy House – Louisville Grows Office
Location:	1641 Portland Avenue
Owner:	Valarie Magnuson - Louisville Grows
Applicant:	Jeremy Vokurka
Representative:	Jeremy Vokurka
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Ross Allen, Planner I

REQUEST

The approval of a Category 3 Plan to construct an office/educational structure for Louisville Grows Inc., in accordance with Ordinance Number 21, Series 2008 (Lou. Metro AM. Ord. No. 21-2008, approved 2-18-2008). The Ordinance requires proposed developments in the Portland Neighborhood to undergo a Category 3 review prior to issuance of a building permit.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The non-profit, Louisville Grows Inc., is proposing to build a 1658 sf. 21st Century Shotgun house, named "Healthy House", the front structure will be a one story office/educational building attached via an enclosed hallway connecting to the rear 2-story structure, containing a kitchen on the first floor with an open floor plan and full bath on the second floor. The structure would be in an EZ-1 zoning district within a Traditional Workplace Form District (TWFD).

The applicant states that the design for the structure is mixed use consisting of office, teaching kitchen, and farm stand to promote the importance of a healthy community. Furthermore the design of the structure is a contemporary interpretation of the traditional shotgun house that includes sustainable features such as passive solar design, abundant day lighting, natural ventilation, living roofs, and recycled building materials. The property will accommodate a local organization, Louisville Grows Inc., who is dedicated to promoting urban agriculture and forestry.

The EZ-1 zoning district has no density requirement and the Floor Area Ratio (FAR) is .29, well within the required 5.0 for this zoning district. The structure sits on double frontages along Portland Ave. and Nelligan Avenue respectively. The proposed structure has a front setback of 5' feet along Portland Ave., the side yard setbacks as proposed are 3' feet 6.5" inches. The rear yard setback is approximately 100' feet from the property line along the frontage of Nelligan Ave. One type A tree is proposed to meet the site design criteria per Chapter 10 for Landscaping to meet the 10% Tree canopy Coverage requirement.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant	EZ-1	TWFD
Proposed	Office (non-profit)	EZ-1	TWFD
Surrounding Properties			
North	Apartments	R-7	TWFD
South	House-Fabrication Shop/Vacant lot/Single Family Home/Church	M-2; EZ-1	TN;TWFD
East	Vacant lots	EZ-1	TWFD
West	Vacant Building	EZ-1	TWFD

PREVIOUS CASES ON SITE

No known related zoning cases or enforcement action associated with the subject property.

INTERESTED PARTY COMMENTS

Comments have not been received from concerned citizens.

APPLICABLE PLANS AND POLICIES

Land Development Code

TECHNICAL REVIEW

1. The plan will be subject to Transportation Planning and MSD construction review.
2. Standards in the Traditional Workplace Form District are to promote:
 - a. The promotion of compatibility with adjacent form districts and non-workplace uses
 - b. Adequate access for employees, freight, and products
 - c. Alternative modes of travel
 - d. High quality design of individual and integrated sites
 - e. A mixture of uses on a site especially employee-serving commercial businesses
3. Notification of 1st Tier Adjoining property owners, and registered neighborhood groups (including Portland NOW) no less than 10 calendar days prior to the proposed review session for the Development Review Committee (DRC).
4. Portland NOW Inc. has submitted a letter to Louisville Grows Inc. Executive Director, Ms. Valarie Magnuson supporting the Healthy House project. (Please see page 13 of the staff report)

STAFF CONCLUSIONS

The Healthy House as established by Louisville Grows Inc. has been reviewed as a Category 3 Plan per Louisville Metro Ordinance 21-2008 for the Portland Neighborhood and meets all applicable sections of the Land Development Code.

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 meets the standards for granting of approval of a Category 3 Plan for "Healthy House" (Louisville Grows Inc.) as established in the Land Development Code and located at 1641 Portland Ave.

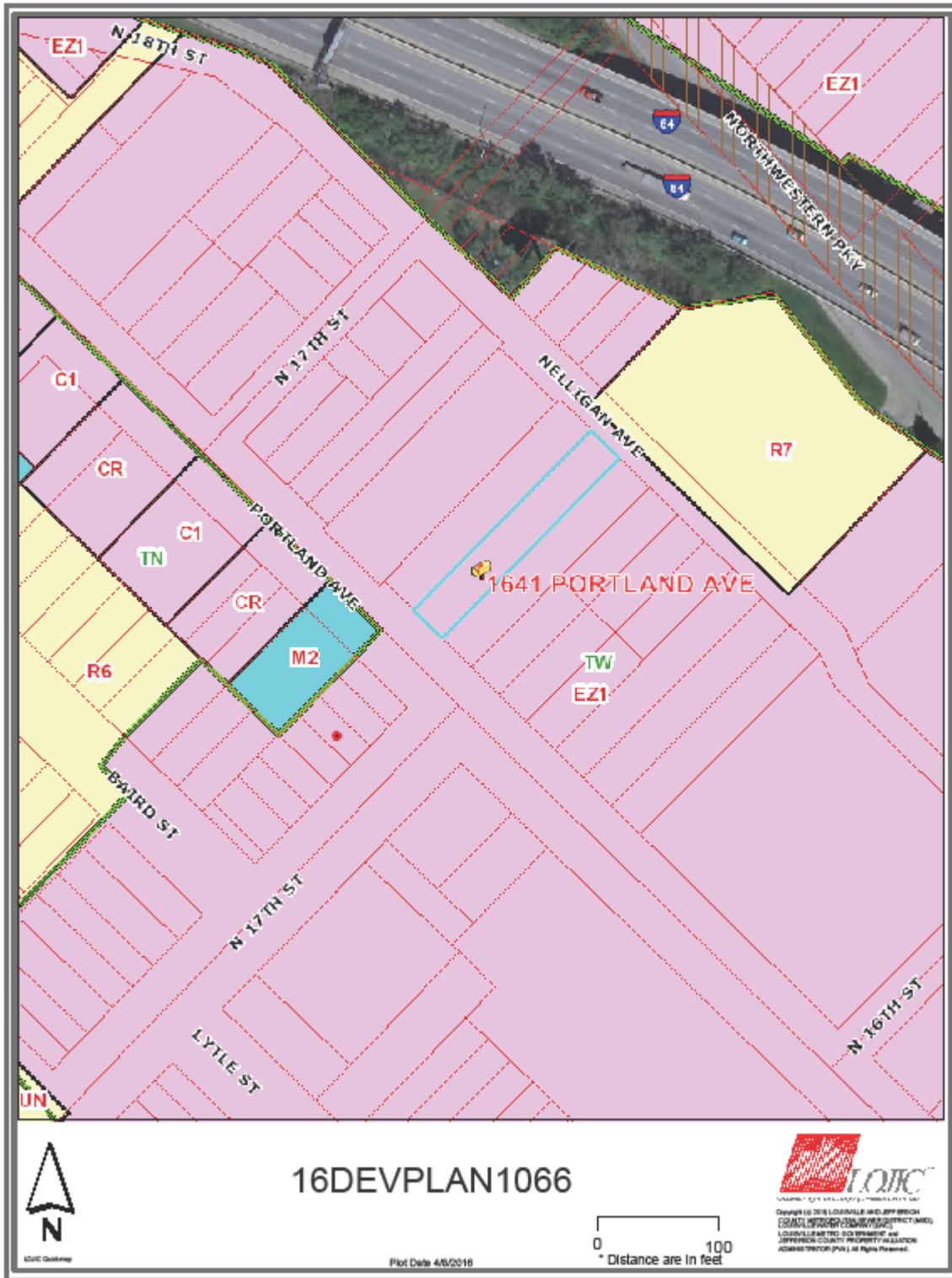
NOTIFICATION

Date	Purpose of Notice	Recipients
June 15, 2016	Hearing before DRC	1 st tier adjoining property owners Subscribers of Council District 5 Notification of Development Proposals

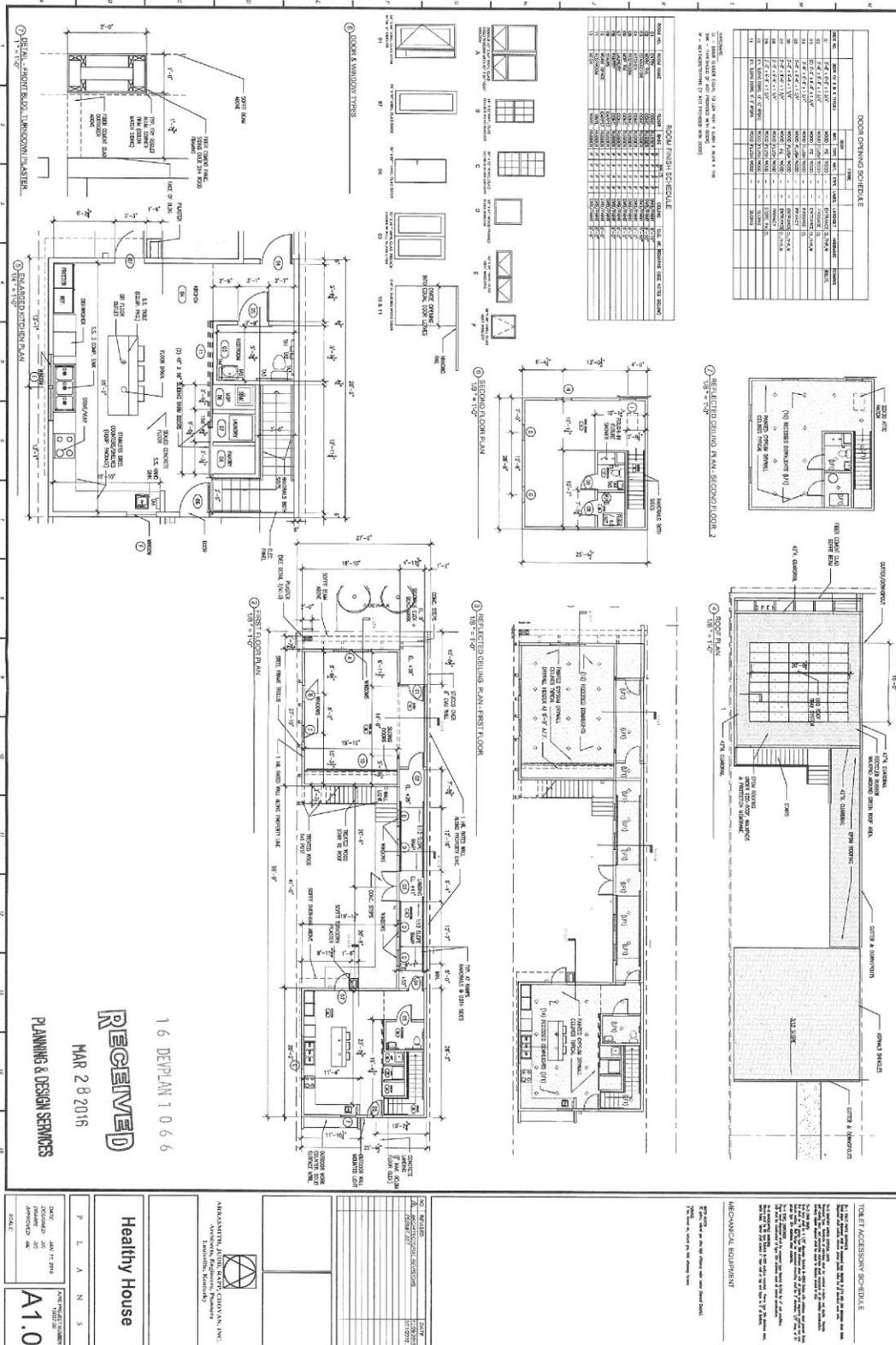
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Floor Plans
5. Elevations
6. PORTLAND NOW INC. letter of support

1. Zoning Map



4. Floor Plan



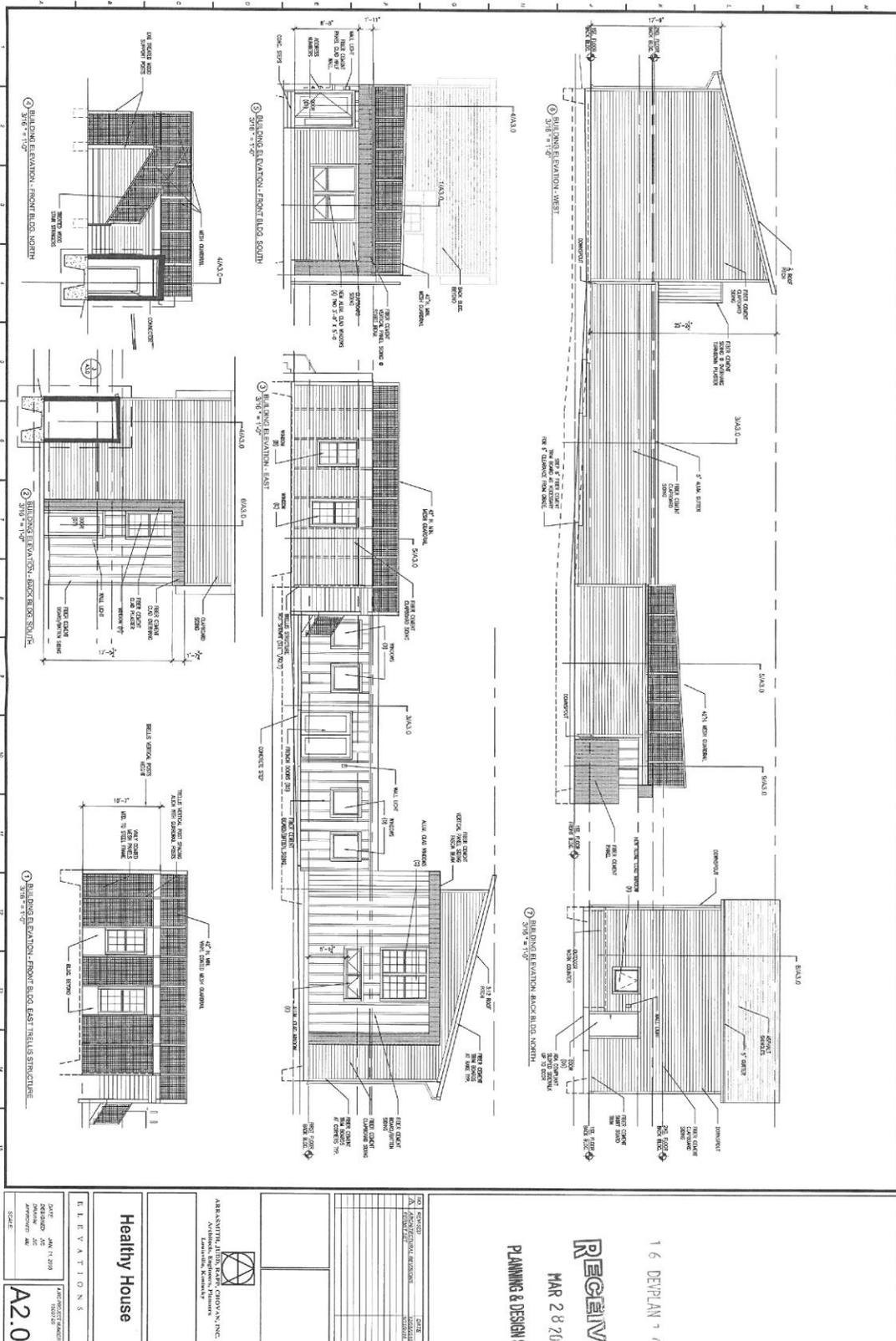
16 DEVPLAN 1066
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 PLANNING & DESIGN SERVICES

HEALTHY HOUSE
 A1.0

ARMS & STRONGHOLD ARCHITECTS, INC.
 ARCHITECTS, ENGINEERS, PLANNERS
 1000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

DATE: 03/17/2016
 DRAWING NO: 16-001
 PROJECT NO: 16-001

5. Elevations



6. PORTLAND NOW INC. letter of support

Larry Stoess, President
Evie O'Connell, Vice President
Jehri Cummins Jr., Treasurer
Gary Watrous, Secretary

Portland Now, Inc
"The Voice of Portland"

c/o Neighborhood House
201 N 25th Street
Louisville, KY 40212
www.portlandnow.org

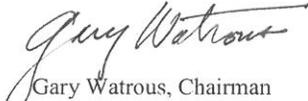
March 18, 2016

Ms. Valerie Magnuson, Executive Director
Louisville Grows Inc.

Dear Valerie,

It is my pleasure to tell you that the Category Three Committee of Portland Now Inc. supports the Healthy House project at 1641 Portland Ave., Louisville, KY, 40203 and we approve the drawings for this project prepared by Arrasmith, Judd, Rapp, Chovan, Inc. dated Jan 11, 2016.

Best wishes,


Gary Watrous, Chairman
Category Three Committee
Portland Now Inc.

RECEIVED

MAR 28 2016

PLANNING & DESIGN SERVICES

c/g/pni/cat.3/healthy house

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