

Development Review Committee
Staff Report
May 10, 2023



Case No:	23-FBH-0003
Project Name:	Dunkirk Lane FBH
Location:	7416 Dunkirk Lane
Owner(s):	Michael Roberts
Applicant:	Shelly Mabis
Jurisdiction:	Louisville Metro
Council District:	14– Cindi Fowler
Case Manager:	Amy Brooks, Planner I

REQUEST(S)

- Approval of factory-built housing 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 0.21 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 housing:



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 30 feet wide. The applicant is requesting a width of 27.4 feet.

All other factory-built housing regulations in LDC 4.1.2 have been met.

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 (Minimum Width)

1. Minimum Width Standards

Minimum width of each unit's first story shall be at least equal to the average of the two nearest residential buildings in the same block face (residential buildings on either side of the infill lot, or two nearest residences, if the adjacent structures are non-residential). **The two neighboring residential buildings are roughly 30 ft wide. The applicant is requesting a width of 27.4 ft. 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:**

- (a) Is compatible with existing housing located within a one-eighth mile radius:

Staff: A one-eighth mile buffer was applied to the subject site. There are a variety of housing types with varying widths within the surrounding neighborhood; some of which are similar in aesthetic to the proposed structure. See Attachment 4 for examples of adjacent properties.

- (b) Complies with applicable standards of the form district in which it is located; and conforms to applicable provisions of 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.

REQUIRED ACTIONS

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

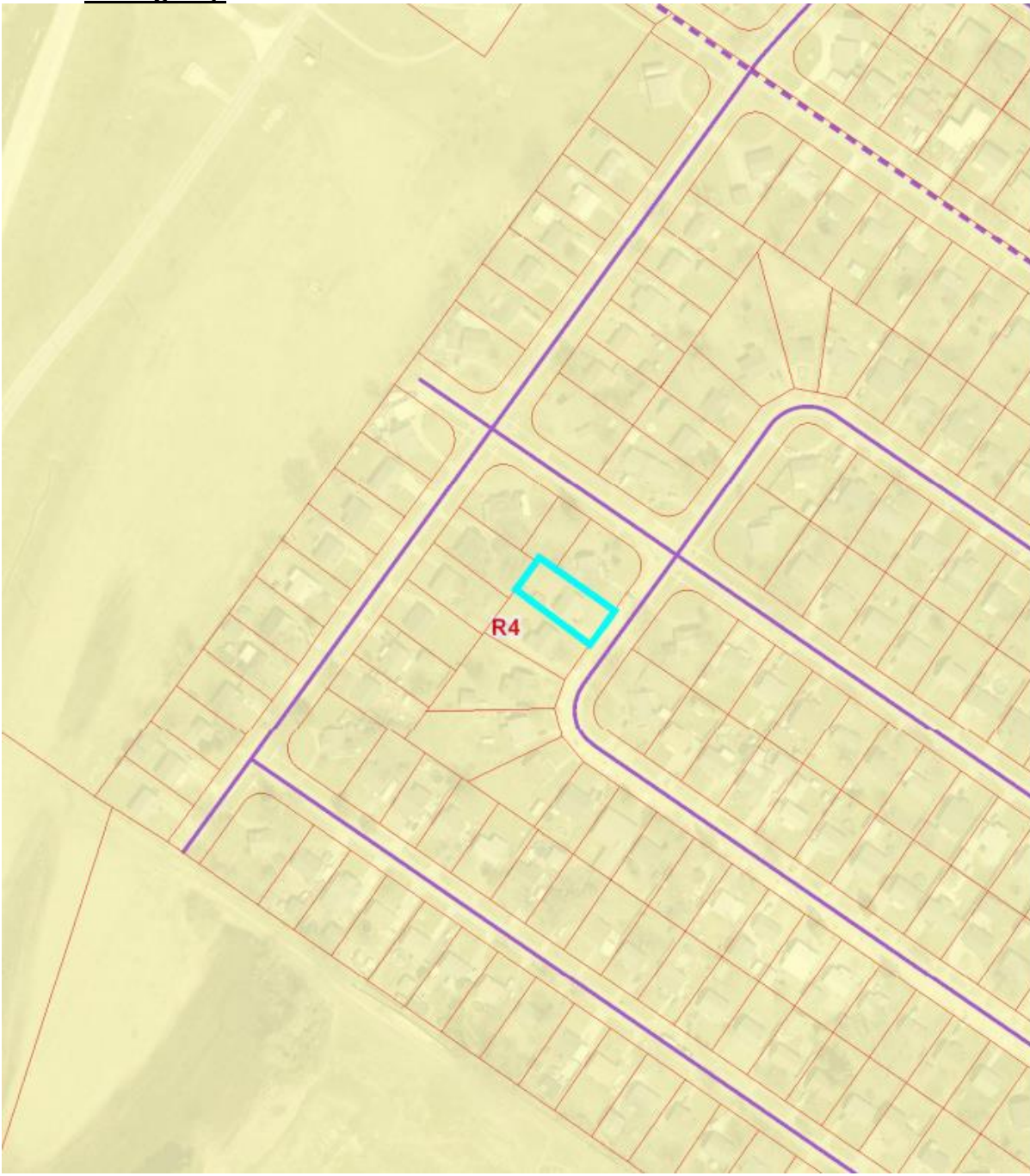
NOTIFICATION

Date	Purpose of Notice	Recipients
5/1/2023	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 14
5/1/2023	Hearing before DRC	Notice posted on property

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Examples of Adjacent Properties

1. **Zoning Map**



2. Aerial Map



Wednesday, May 3, 2023 | 11:17:57 AM



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This map is not a legal document and should only be used for general reference and identification

3. Site Plan



4. Examples of Adjacent Properties



13605 Tennis Blvd; Approximately 27.5 ft. wide, measured with [Lojic.org](https://lojic.org)



7317 Dunkirk Ln; Approximately 27.45 ft. wide; measured with [Lojic.org](https://lojic.org)



7303 Nathan Hale Way; Approximately 26 ft. wide; [measured using Lojic.org](https://www.lojic.org/).