

Development Review Committee Staff Report

April 2, 2014



Case No:	14Devplan1001
Request:	Category 3 Plan
Project Name:	Portland de Vita Dialysis
Location:	2112 Portland Ave.
Owner:	A.G. Bruidi
Applicant:	Same
Representative:	Same
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Latondra Yates, Planner II

REQUEST

- Category 3 Plan to construct a single-family residence, submitted in accordance with Ordinance Number 16, Series 2006 that requires proposed development in the Portland Neighborhood to go through a Category 3 review prior to issuance of a building permit (as amended).

CASE SUMMARY/BACKGROUND/SITE CONTEXT

1-story, 6,467 sf. medical office is proposed.

The FAR is below the maximum permitted in the C-2 zoning district. The proposed setbacks and building height meet dimensional standards. The applicant has submitted elevations of the proposed house that meet building and site design standards. A 3-ft. masonry wall, required to screen the parking, is proposed. The required parking, sidewalk, internal pedestrian connections, landscaping and tree canopy are proposed.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

The site is zoned C-2 and in the Traditional Neighborhood (TN) Form district. The site is surrounded by commercial properties.

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Vacant	C-2	TN
Proposed	Medical office	C-2	TN
<i>Surrounding Properties</i>			
North	Commercial	C-1	TN
South	Commercial	C-1	TN
East	Commercial	C-1	TN
West	Commercial	C-1	TN

PREVIOUS CASES ON SITE

None

INTERESTED PARTY COMMENTS

None

APPLICABLE PLANS AND POLICIES

Land Development Code

TECHNICAL REVIEW

No outstanding technical review items.

STAFF CONCLUSIONS

The Category 3 Plan meets the applicable sections of the Land Development Code.

Based upon the information in the staff report, testimony and evidence provided, DRC must determine if the proposal meets the standards for approval of a Category 3 Plan established in the Land Development Code.

NOTIFICATION

Date	Purpose of Notice	Recipients
3/18/2014	DRC Meeting	1 st and 2 nd tier adjoining property owners Neighborhood Notification

ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Site Plan

4. **Elevations**

