

**Planning Commission**  
**Staff Report**  
May 20<sup>th</sup>, 2021



<b>Case No:</b>	21-FBH-0002
<b>Project Name:</b>	Broad Run Road Modular Home
<b>Location:</b>	10551 Broad Run Road
<b>Owner(s):</b>	Hoofnel Living Trust
<b>Applicant:</b>	Bryan Farmer
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	20 – Stuart Benson
<b>Case Manager:</b>	Rachel Mandell, AICP, Planner 1

**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.C of the Land Development Code.

**CASE SUMMARY/BACKGROUND**

The applicant proposes to construct a modular home on 5.13 acres. The subject site is zoned R-4 in the Neighborhood Form District. The subject site does not qualify as infill because two properties within 500ft are developed at a density less than one dwelling unit per acre.

Section 4.1.2.C.1 of the Land Development Code requires that the roof pitch on a factory-built house shall be pitched at a minimum slope of 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.C 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 is 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 five properties within the buffer with existing residential structures: 10403 Broad Run Road (lot size 114.8 acres), 10601 Broad Run Road (lot size 74.8 acres), 10512 Broad Run Road (lot size 4.3 acres), 10605 Broad Run Road (lot size 3 acres) and 10510 Broad Run Road (lot size 8.5 acres). The surrounding area is used agriculturally with the two immediately adjoining lots exceeding 75 acres each. The types of housing vary. The properties across the street are newer construction (2002) and the immediately adjoining houses were built in 1900 and 1916. The lot sizes and existing variety in housing style contribute to the compatibility of the proposed modular home.

- (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: Guideline 1, Policy 4 strives to ensure new development and redevelopment are compatible with scale and site design of nearby existing development with the desired pattern of development within the Form district. The proposed modular home will not violate specific guidelines of Cornerstone 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. Additionally, the Neighborhood Form District regulations state that the form district will contain diverse housing styles and types in order to provide housing choice for differing ages, incomes and abilities.

## **REQUIRED ACTIONS**

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

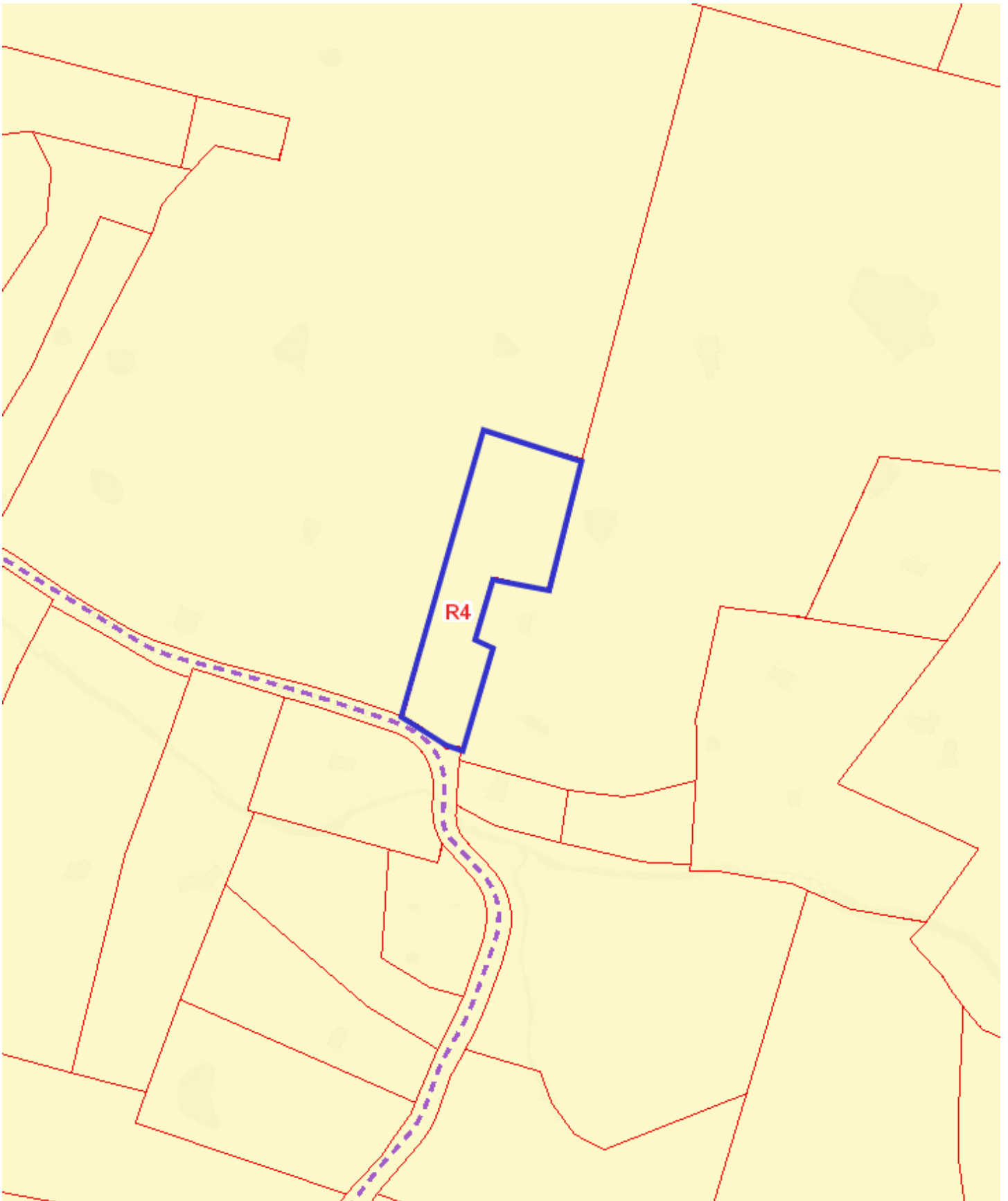
## **NOTIFICATION**

- Business Session Item – None Required.

## **ATTACHMENTS**

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

1. **Zoning Map**



## 2. Aerial Map



3. Site Plan

