

Development Review Committee Staff Report

March 15, 2017



Case No:	17DEVPLAN1014
Request:	Construction of a new single family residential home in the Portland Neighborhood - Category 3
Project Name:	2223 St. Xavier Street – Cat 3
Location:	2223 St. Xavier Street
Zoning:	R-6
Form District:	Traditional Neighborhood
Area:	.1136 acres
Owner:	Habitat for Humanity of Metro Louisville Inc.
Applicant:	Habitat for Humanity of Metro Louisville Inc.
Representative:	Kendra Whitaker - Habitat for Humanity of Metro Louisville Inc.
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Ross Allen, Planner I

REQUEST

- Approval of a residential Single Family Home to be constructed in the Portland Neighborhood resulting in a Category 3 Review as determined by Louisville Metro Ordinance 21-2008 as found in the Title XV: Land Usage Chapter 153 Planning General Provisions 153.04.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is proposing to construct a single family residential home located at 2223 St. Xavier Street in the Portland Neighborhood. The proposed home will be a 1 story 1,203 sf. footprint having three bedrooms. The home is designed to resemble post WWII era architecture on the block. The house will have a split face block foundation and covered porch at the front façade. The exterior finishes will include a gable end roof and starburst gable element, HardiePlank siding, shutters on the front windows, and turned columns on the porch. Habitat will install gravel parking pad (10 ft. x 30 ft.) access from Gilligan Street. The proposed home will be an affordable and newly-constructed single family residence. The new family will purchase their home from Habitat for Humanity of Metro Louisville Inc. while earnestly completing sweat equity hours in the building of their own home. The new family is very excited to realize home ownership as an investment into the Portland (Shawnee) Neighborhood.

The home has frontage along St. Xavier Street, rear along Gilligan Street and bounded on both the eastern and western property lines by R-6 zoned parcels with single family residential structures. The home is situated on the parcel with the required 3 foot sideyard setbacks along the eastern and western property lines, having a front yard setback of 14 feet, an equal front yard setback as found on the two homes to the west of the subject site. Gilligan Street, with a 30 foot right of way, as found to the rear of the subject site has been determined to be an alley by Metro Public Works Dept.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Commercial	R-6	Traditional Neighborhood
Proposed	Commercial	R-6	Traditional Neighborhood
Surrounding Properties			
North	Residential Single Family	R-6	Traditional Neighborhood
South	Commercial	R-6	Traditional Neighborhood
East	Commercial	R-6	Traditional Neighborhood
West	Commercial	R-6	Traditional Neighborhood

PREVIOUS CASES ON SITE

None

INTERESTED PARTY COMMENTS

- E-mail dated: Feb. 3, 2017 (4:35 pm) stating that Mr. Gary Watrous of the Portland NOW Category 3 Committee has voted unanimously to approve the design of the home located at 2223 St. Xavier Street, Louisville, KY 40203, Habitat for Humanity of Metro Louisville Inc. (please see attachment e-mail from Kendra Whitaker – Habitat for Humanity of Metro Louisville Inc. dated Feb. 9, 2017 @ 8:42am).

APPLICABLE PLANS AND POLICIES

Comprehensive Plan (Cornerstone 2020)
Land Development Code (Jan. 2017)

TECHNICAL REVIEW

- Public Works Dept. has determined that Gilligan street, found to the rear of the subject site, is an “alley”. Please see e-mail attachment from Tammy Markert, Transportation Planning, dated Monday Feb. 13, 2017 @11:35am.

STAFF CONCLUSIONS

The single family residential home to be constructed in the Portland (Shawnee) Neighborhood and reviewed as a Category 3 Development per Louisville Metro Ordinance 21-2008 appears to be adequately justified and meets the standard of review. 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 standard of review for Category 3 Approval of the proposed single family residential home as found within the Portland (Shawnee) Neighborhood located at 2223 St. Xavier Street.

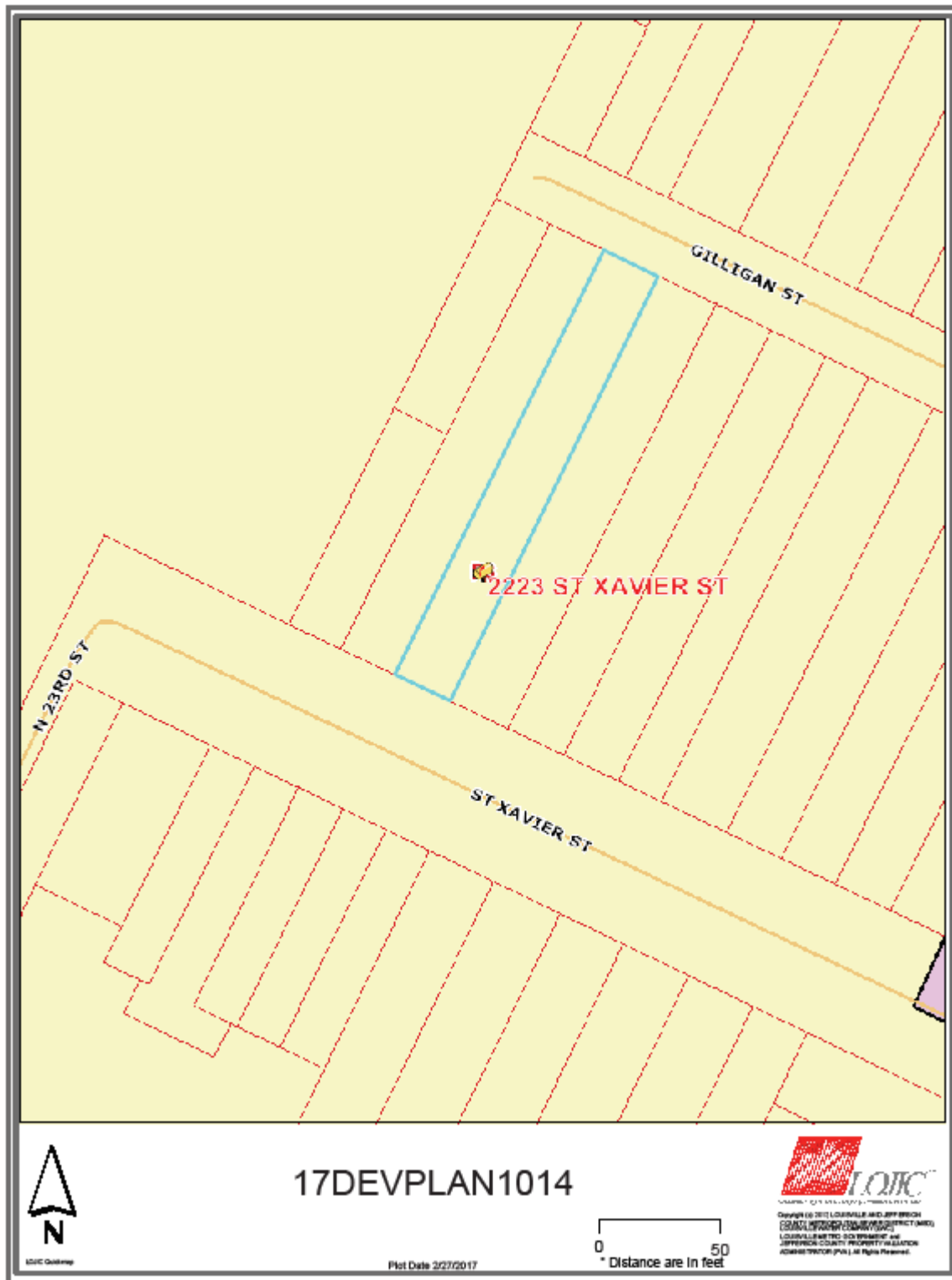
NOTIFICATION

Date	Purpose of Notice	Recipients
March 15, 2017	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

1. Zoning Map



2. Aerial Photograph

