

Development Review Committee Staff Report

November 15, 2017



Case No:	17DEVPLAN1118
Project Name:	2510 Portland Avenue
Location:	2510 - 2016 Portland Avenue
Owner(s):	Portland Stroll District LLC.
Applicant:	Jeff Rawling – Architectural Artisans Inc.
Representative(s):	Jeff Rawling – Architectural Artisans Inc.
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Ross Allen – Planner I

REQUEST(S)

Approval of a Mixed Use (Multi-family/Commercial Retail) development to be constructed in the Portland/Shawnee 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

The proposed mixed use development (Multi-family residential and commercial retail) resides on three parcels with a total lot frontage (along Portland Ave.) of approximately 127 feet and having a depth of approximately 120 feet. The three parcels were previously consolidated into two parcels as found on case no. 17MINORPLAT1015 (plat book 56 page 59). The parcel is bounded by a ten foot wide dead end alley and Portland Christian School Systems Inc. to the south and east in R-6/UN/C-1 zoning, to the west there are commercial businesses in a C-1 zoning, to the north there are four C-1 zoned parcels.

The applicant is proposing to construct three buildings total each having different square footage but all being two stories tall (32 feet). Building 1 will be a two story 721 sf. per floor with retail on the first floor and residential on the second. Building 2 has two stories with 1,501 sf. per floor, the first floor will be retail and the second floor will be residential. Building 3 will be two stories with a 2,649 sf. per floor, the first floor will have retail while the second floor will have residential. Parking will be provided both on-street with three spaces along Portland Avenue while the remainder will be off-street parking located to the rear of Buildings 1 and 2 (VUA = 5,321 sf.) with 14 spaces having egress to the ten foot wide alley leading west towards North 26th Street (two way). The applicant is asking for reductions as defined in LDC Section 9.1.3.F.1 and 2 allowing for a reduction of four parking spaces from the minimum required of 19 to 15 spaces. The applicant is providing 17 parking spaces total.

Previous Cases:

- 17MINORPLAT1015 – Large format Minor plat to divide one parcel into two parcels.

STAFF FINDING / RECOMMENDATION

Approval of three 2 story mixed-use buildings (residential/commercial retail) with a combined total of 9,742 square feet as located at 2518, 2512, and 2510 Portland Ave., within the Portland Shawnee Neighborhood. The development plan underwent a Category 3 Development Plan review and has met all applicable standards of the August 2017a Land Development Code requirements as found in Sections 5.5 - 5.10 and 5.12. per Louisville Metro Ordinance 21-2008. Furthermore, the following Land Use/Community Form, Mobility –

Infrastructure/Capital Improvements, and Economic Development Recommendations are in accordance with the Portland Neighborhood Plan:

Land Use/Community Form Recommendations per the Portland Neighborhood Plan
(SubArea 9: Portland Ave. Corridor)

LU-2 Those properties identified shall be rezoned to UN – Urban Neighborhood, to better reflect the small-lot single family residential pattern. Exclude existing large lot residential properties from any rezoning to the UN District. Allow future multi-family residential development on a case-by-case basis under the Planned Development Option only if the development is in accordance with the guidelines within the Portland Pattern book to ensure compatibility.

LU-12 Increase the congruence of current and original use for the 26th and Portland “Town Center” and surrounding residential area while allowing existing offices and businesses to intermingle in a manner appropriate to the residential character of Portland Avenue.

Mobility Recommendations per the Portland Neighborhood Plan

M-8 Add attractive and efficient design for streetscapes and parking, especially along high-traffic through-streets such as 22nd, 26th, 31st, Portland, and Bank Streets.

Economic Development Recommendations per the Portland Neighborhood Plan

ED-8 Encourage targeted reinvestment and housing & commercial rehabilitation along Portland Ave.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Public and Semi Public: Vacant parcels previously owned by The Portland Christian School	C-1	Traditional Neighborhood
Proposed	Multi-family/Commercial Retail	C-1	Traditional Neighborhood
<i>Surrounding Properties</i>			
North	Multi-Family Residential/Public and Semi-Public/Commercial	C-1	Traditional Neighborhood
South	Commercial/Public and Semi-Public	C-1	Traditional Neighborhood
East	Public and Semi-Public	C-1/U-N	Traditional Neighborhood
West	Commercial	C-1	Traditional Neighborhood

TECHNICAL REVIEW

None

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

APPLICABLE PLANS AND POLICIES

Land Development Code (August 2017)
Comprehensive Plan (Cornerstone 2020)
Louisville Metro Ordinance 21-2008
Portland Neighborhood Plan

REQUIRED ACTIONS

Approve/Deny The proposed development of three 2 story mixed-use buildings (residential/commercial retail) with a combined total of 9,742 square feet as located at 2518, 2512, and 2510 Portland Ave., within the Portland Shawnee Neighborhood.

Condition of Approval

- Request for a consolidated deed for the three parcels to allow the proposed development to build across current property lines.

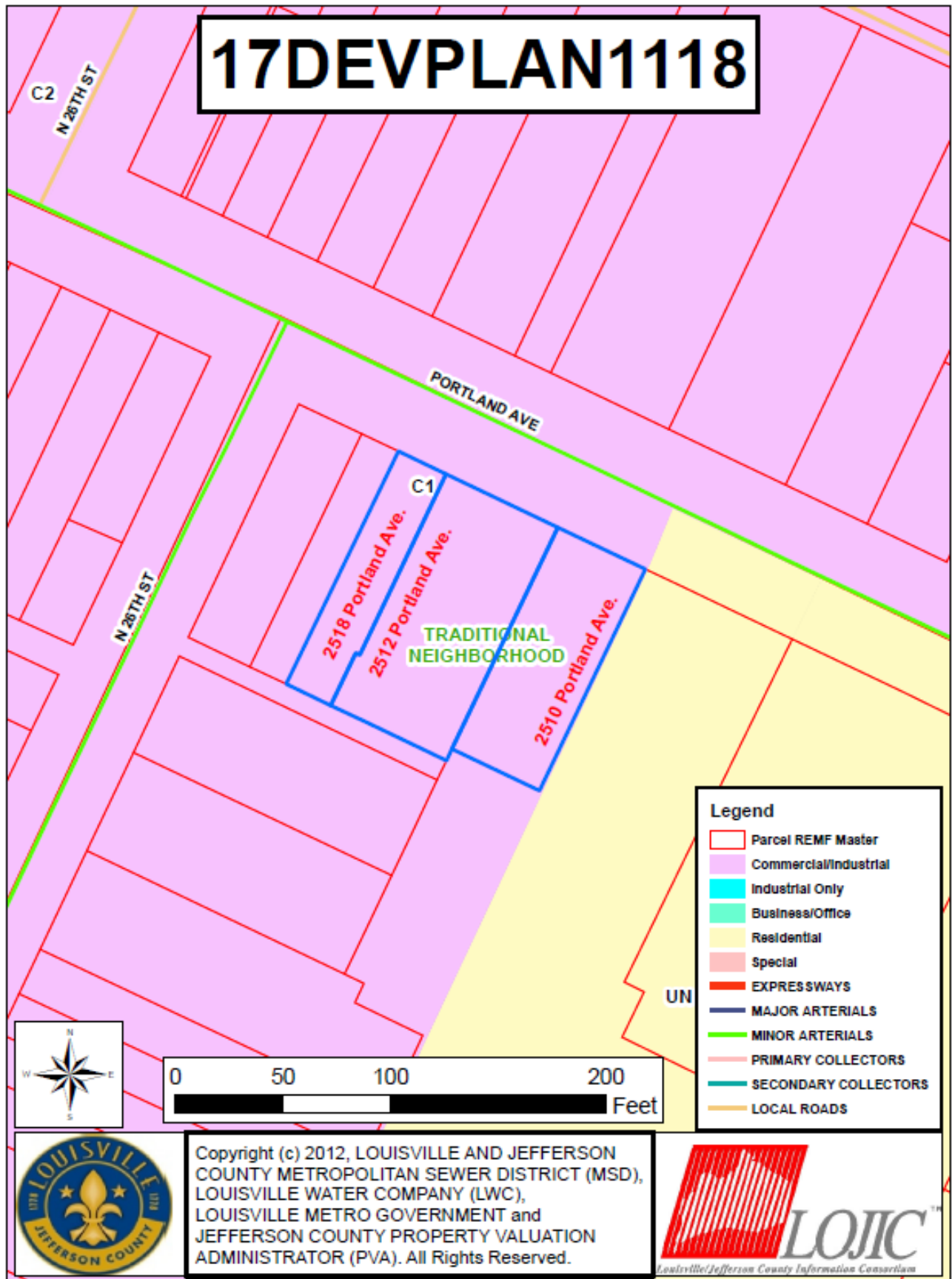
NOTIFICATION

Date	Purpose of Notice	Recipients
Nov. 15, 2017	Hearing before DRC	1 st tier adjoining property owners (no less than 10 days prior to the public hearing) Subscribers of Council District 5 Notification of Development Proposals

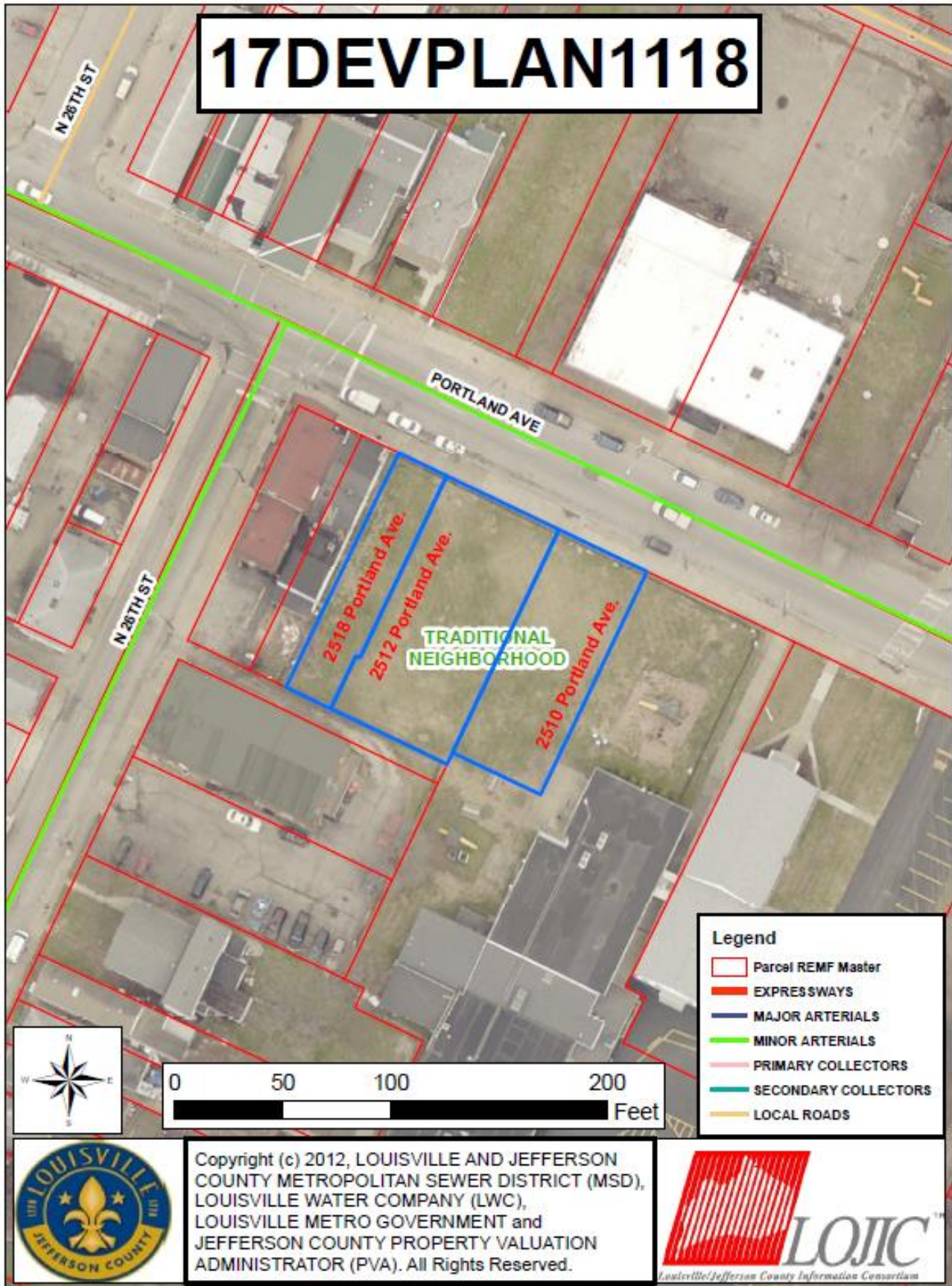
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Portland NOW Category 3 Development Review Committee Letter

1. Zoning Map



2. Aerial Photograph



3. **Portland NOW Category 3 Development Review Committee**

Mr. Jeff Rawlings, Architect
Architectural Artisans Inc.
748 E. Market St.
Louisville, KY 40202

RECEIVED

June 6, 2017

JUN 23 2017

DESIGN SERVICES

Re: PNI Category Three Review of "Portland Trace", new Commercial/Residential Development Project, 2510 thru 2516 Portland Ave. Louisville, KY 40212, Site and 3-D Elevation Drawings, all dated May 31, 2017.

Dear Mr. Rawlings,

We appreciate you and your associate presenting the Portland Trace project (cited above) to our Category Three Review Committee of Portland Now Inc. on May 31, 2017.

Personally, I want you to know that I and our Committee respect your firm and your excellent design sense displayed on various projects in Louisville. That said, we hope you will take our review comments as constructive. Our common goal is making a handsome new project for the historic center of Portland.

After you left the meeting, we voted to approve this project, if the following conditions were met:

Condition #1:

Brick or other masonry material must be the dominant material on the public facing sides of the project, i.e., the North and East Elevations.

Please be aware that we are completely opposed to your idea of installing corrugated metal siding on these public sides. And we do not accept your rationale that metal siding must be used because it is cheap and the project budget cannot afford a more expensive cladding material. As you stated, the project will cost about Three (3) Million dollars. We figure the difference in cost between brick and metal siding is about ½ of 1 percent of this project cost (see calculation below). This is a tiny sum considering the difference in visual impact and quality of the two materials.

Condition #2:

The new Portland Avenue facades must be compatible in terms of roof profiles, gable fronts, symmetrical facades, and other details compatible with those of the adjacent historical buildings, especially those at the east and west corners of 26th Street and Portland Avenue. However we do appreciate that the number of stories and project massing is compatible with the adjacent historic buildings

17 DEVPLAN 1118

The committee expressed the idea that when modern design is introduced into the historic fabric of Portland, it can be done in a way sympathetic to that fabric. An example of this is the new "Healthy House" building at 1641 Portland Avenue, which presents the form of the classic Portland camelback house in a new way.

Condition #3 – Ingress and Egress Loop:

Serious concern was also expressed about pedestrian safety from cars nosing out over the sidewalk on Portland Avenue and the lack of driver visibility. It was suggested that access from Portland Avenue be made one way into the parking lot to solve this. Also with one drive width of 12 feet, then walkways could be added to each side of this driveway. Cars or trucks coming out onto 26th Street may have difficulty turning right because of a power pole, which may have to be relocated. It was expressed that adjacent owners must be included in a continuing conversation about all this.

Additional Concerns:

- a. We hope the at the final design takes into account concerns expressed by the committee that street parking for the new business may prove to be a hardship on street parking needed for the existing adjacent businesses.

- b. The central Walkway/Balcony (showing a picnic table) should be sheltered from the elements with a roof to provide safety and comfort, especially in winter. (You may want to consider doing this for the exterior stairway also.)

Sincerely,
Gary Watrous, Chairman
PNI Category Three Committee

RECEIVED

JUN 23 2017

DESIGN SERVICES

Footnote – cost of brick vs. metal siding:

According to the nationally recognized cost book, "Means Square Foot Cost", metal siding cost is about \$7/sf. installed compared to brick cost of \$13/sf. Installed – a difference of \$6/sf. We calculated the quantity of clad area on the North and East Elevation to be about 3,000 sf. So, 3,000 sf x \$6/sf = \$18,000 difference. Dividing \$18,000 by \$3,000,000 equals 0.006, or a very small difference of about ½ of 1 % of the total project cost.

c/g/cat.3/2017/corr.

17 DEVPLAN 1118