

Development Review Committee

Staff Report

June 17, 2015



Case No:	15DEVPLAN1071
Project Name:	Habitat House
Location:	2638 Alford Avenue
Owners:	Habitat for Humanity of Metro
Applicant:	Habitat for Humanity of Metro
Representative:	Sharri Zink
Project Area/Size:	0.0742 ac.
Existing Zoning District:	R-6, Multi-family residential
Existing Form District:	TN, Traditional Neighborhood
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Matthew R. Doyle, Planner II

REQUEST

- Category 3 Plan for construction of a single family residence in Portland per Ordinance Number 16, Series 2006

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The subject site is located on Alford Avenue between N. 26th St. and N. 29th St. The Saint John's Catholic Cemetery is located immediately south of the site.

The applicant proposes to construct a 2-story, 3-bedroom, 1,512 sq. ft. single family residence. The site would have one on-street parking space in the front and one off-street parking space in the rear off of the alley. The site meets the infill standards as well as the residential site design standards for traditional form districts in Chapter 5 Part 4 of the Land Development Code. No waivers or variances are required for this proposal.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant lot	R-6	TN
Proposed	Single family residence	R-6	TN
Surrounding Properties			
North	Single family residential	R-6	TN
South	Cemetery	R-1	TN
East	Single family residential	R-6	TN
West	Single family residential	R-6	TN

PREVIOUS CASES ON SITE

N/A

INTERESTED PARTY COMMENTS

N/A

APPLICABLE PLANS AND POLICIES

Land Development Code

TECHNICAL REVIEW

N/A

STAFF CONCLUSIONS

- The proposed structure meets the requirements of the Land Development Code.

REQUIRED ACTION

- **APPROVE** or **DENY** the Category 3 Plan.

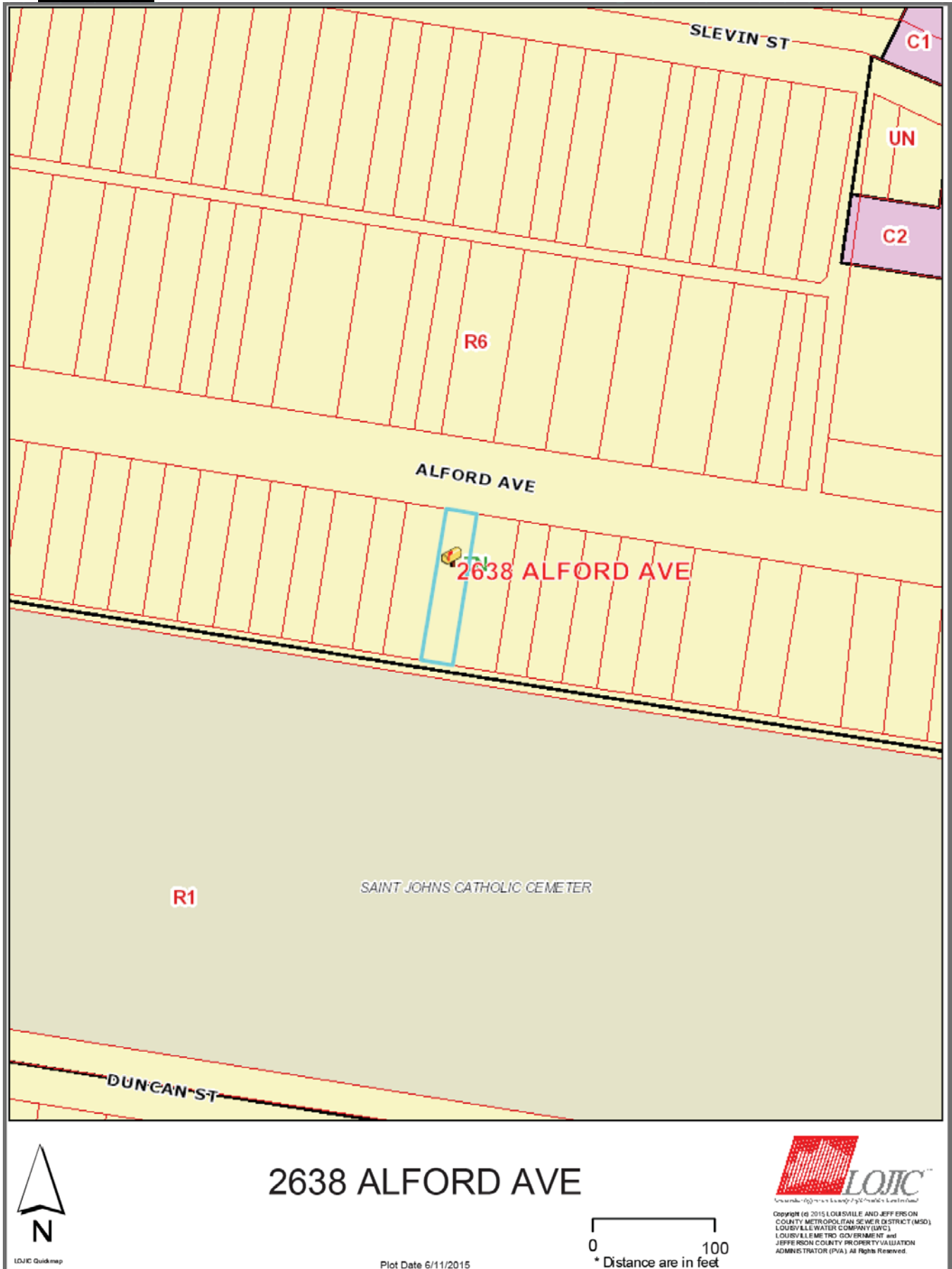
NOTIFICATION

Date	Purpose of Notice	Recipients
6/3/15	Hearing before DRC	1 st tier adjoining property owners Registered neighborhood groups

ATTACHMENTS

1. Zoning Map
2. Aerial

1. **Zoning Map**



2. Aerial

